



Edmonton

#11 10324 119 ST NW

Wihkwêntôwin

T5K 1Z6

LP:

SP:

\$135,000

M

Listing ID #

E4440252

Building Type

Lowrise Apartment

Style

Multi Level Apartment

Year Built

1970

Full Baths

1

Half Baths

0

Total Baths

1.0

Tot Flr AG SqFt

665.22

ACTIVE

Sold Date

Bedrooms Above

1

Bedrooms Total

1

Basement

None

Basement Dev

No Basement

Tot Flr AG SqM

61.80

URL-Virtual Tour URL-Brochure

Investors and first time home buyers! This 2-level condo in Oliver is a TOP FLOOR, END UNIT offering a 1 bedroom and 1 bathroom – just steps from the Brewery District. Your main floor boasts an open concept kitchen, dining and living room – with access to your east facing patio. Tucked away upstairs is your massive primary suite, you have room for an office/sitting area and jack and jill access into your 4-piece bathroom. Large Storage room completes this floor. Enjoy the convenience of same floor laundry in the complex and one assigned surface parking stall. RECENT UPGRADES 2023: main floor carpet and Fridge. Across the street is Oliver outdoor pool. Close proximity to: The Ice District, Grant MacEwan, many shops, restaurants and public transit. PETS ALLOWED with board approval.

Directions

| | | | | | | | | | | | |
|---------------|-----------|---|--------------|---|-------|------|-----|-----|------------|-------|--------|
| Living Room | 4.40x2.68 | M | Bedroom 3 | | Bath# | #pcs | Lvl | Ens | Level | SqM | SF |
| Dining Room | | M | Bedroom 4 | | 1 | 4 | U | No | Main | | |
| Kitchen | 3.54x2.92 | M | Storage Room | U | 2 | | | | Upper | | |
| Family Room | | | | | 3 | | | | Above Grd | | |
| Den | | | | | 4 | | | | Lower | | |
| Bonus Room | | | | | 5 | | | | Below Grd | | |
| Primary Bedrm | 4.40x4.03 | U | | | 6 | | | | Tot Flr AG | 61.80 | 665.22 |
| Bedroom 2 | | | | | 7 | | | | # Finished | 2 | |

Heat Source

Natural Gas

Heat Type

Hot Water

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Vinyl

Flooring

Carpet, Linoleum

Features

On Street Parking, Patio, See Remarks

Construction

Wood Frame

Basement

None / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount

\$1,103.85 / 2024

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings

Goods Excl

Warranty

Fireplace

No

FP Fuel

FP Type

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Parking

Stall, See Remarks

Permit By Seller

Permit

Permit

Front Exposure

East

F x D (m)

x

| | | | | | |
|--------------|--|------------------|----------|------------|----|
| Road Access | Paved | Park Encl/Tot | / | Garage Dim | |
| Condo Name | Providence I | Floor Location | Top | Floor# | 3 |
| Condo Fee | \$398.57 | #Floors in Build | 4 | Elevator | No |
| Fee Includes | Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer | Balcony/Terrace | Yes | Min Age | |
| | | Titled Storage | No | | |
| | | Parking Type | Assigned | | |
| | | Unit Exposure | E | | |