



Edmonton

Wild Rose LP: \$140,000

#408 3425 19 ST NW

T6T 2B5 SP:

M

Listing ID #	E4445828	ACTIVE
Building Type	Lowrise Apartment	
Style	Single Level Apartment	
Year Built	2005	
Full Baths	1	
Half Baths	0	
Total Baths	1.0	
Tot Flr AG SqFt	637.87	
Sold Date		
Bedrooms Above	1	
Bedrooms Total	1	
Basement	None	
Basement Dev	No Basement	
Tot Flr AG SqM	59.26	

URL-Virtual Tour URL-Brochure

Welcome to Wild Rose! This fantastic TOP FLOOR unit has vaulted ceilings and unobstructed views. The kitchen is open to the living space, features wood style cabinets, and stainless appliances! The living room gets lots of natural light and has access to your west facing balcony - perfect for enjoying the sunsets above the rooftops. Continuing on you've got a large bedroom, a full bathroom with IN-SUITE LAUNDRY, and a spacious storage closet right in the unit. The prime location is close to several restaurants, green space, walking paths, transit, the Meadows Recreation Center, and more! This unit also comes with an energized TITLED PARKING STALL and has easy access to the Whitemud and Henday. This building is equipped with a guest suite, social room, and it has low condo fees! All of this value at an incredible price point makes this condo the perfect opportunity for first time buyers and investors alike. Come take a look!

Directions

Living Room	4.20 x 3.61	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	M	No	Main		
Kitchen	4.17 x 2.33	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.09 x 3.35	M		6				Tot Flr AG	59.26	637.87
Bedroom 2				7				# Finished	4	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Hot Water	Basement	None / No Basement
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	Permit By Seller
Exterior	Stone, Vinyl	Garage Suite	Permit
Flooring	Carpet, Linoleum	Garden Suite	Permit
Features	Social Rooms, Storage-In-Suite, Vaulted Ceiling	Lot Shape	Front Exposure West
		Lot Size SqM	F x D (m) x
		Zoning	
		Tax Amount	\$1,124.19 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric	Goods Excl	

Warranty	
Fireplace	
FP Fuel	
FP Type	
HOA Y/N	No
HOA Fee/Schd	/
HOA Fee Incls	

Parking Stall

Road Access	Paved	Park Encl/Tot	/ 1	Garage Dim	
Condo Name	Park Place Meadows	Floor Location	Top	Floor#	4
Condo Fee	\$353.92	#Floors in Build	4	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	W		