



**Edmonton** **Baranow LP: \$169,900**  
 #116 14808 125 ST NW T5X 0G1 SP: M

**Listing ID #** E4475472 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment  
**Year Built** 2014  
**Full Baths** 1  
**Half Baths** 0  
**Total Baths** 1.0  
**Sold Date**  
**Bedrooms Above** 1  
**Bedrooms Total** 1  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 67.74

**URL-Virtual Tour** **URL-Brochure** **Tot Flr AG SqFt** 729.15

Stunning main floor, SOUTH facing 1 bedroom, 1 bathroom PLUS DEN at Pacific Rise on 125 St. You're going to love coming home to your MODERN KITCHEN featuring: stainless steel appliances, subway tile backsplash and granite countertops – with overhang for bar stools. Easy cleaning with laminate flooring. Open concept layout is extremely functional and offers a great size living room and dining space. Your primary suite can fit a king size bed, DEN can fit a good size desk and shelving – which is across from your 4 piece bathroom. IN-SUITE LAUNDRY and storage. Surface parking stall- located right outside complex doors. If an additional stall is needed you have street parking right out front of your unit, no need to rent an additional stall. Quick access to Anthony Henday, 127 St, Yellowhead Trail and Downtown. Steps from public transportation, many shops and amenities. Pets allowed with board approval. Fitness Room in Complex. Condo fees include HEAT and WATER.

**Directions**

Living Room	3.63x2.98	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.80x2.82	M	Bedroom 4			1	4	M	No	Main		
Kitchen	3.79x3.01	M	Storage Room	1.24x1.15	M	2				Upper		
Family Room						3				Above Grd		
Den	2.22x2.15	M				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.29x3.36	M				6				Tot Flr AG	67.74	729.15
Bedroom 2						7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Stone, Vinyl  
**Flooring** Carpet, Laminate Flooring  
**Features** On Street Parking, Exercise Room, Parking-Visitor, Patio, See Remarks  
**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** West  
**Lot Size SqM** 57.27 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$1,556.33 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Incl** Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric  
**Goods Excl**

**Warranty**

**Site Features** Playground Nearby, Public Transportation, Schools, Shopping Nearby  
**Fireplace** No  
**FP Fuel**  
**FP Type**  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Stall, See Remarks

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

<b>Condo Name</b>	Pacific Rise on 125 St	<b>Floor Location</b>	Ground	<b>Floor#</b>	1
<b>Condo Fee</b>	\$436.18	<b>#Floors in Build</b>	4	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Assigned		
		<b>Unit Exposure</b>	S		