Edmonton	**Allendale**	**LP:**	**$525,000**
6420 105 ST NW	T6H 2N7	SP:	

ACTIVE

Listing ID #	E4494370		
Building Type	Detached Single Family		
Style	1 and Half Storey	**Sold Date**	
Year Built	1952	**Bedrooms Above**	6
Full Baths	2	**Bedrooms Total**	6
Half Baths	1	**Basement**	Full
Total Baths	2.1	**Basement Dev**	Fully Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,620.63	**Tot Flr AG SqM**	150.56

Over $100K in renovations!! Absolutely immaculate, this 1620 sq ft, 1.5 storey turn-key property features FIVE bedrooms above grade & a rare second floor bath. Light & bright, no expense has been spared - so many quality upgrades! Every single window, kitchen with quartz counters, stainless steel appliances, island and glass backsplash, 2.5 beautifully appointed baths, hand-scraped look luxury flooring throughout all 3 levels, all new light fixtures & a gorgeous, premium exterior including: newer shingles, soffit, fascia, troughs, exterior doors, front steps, etc. Even new light fixtures throughout. The garage exterior was upgraded too, including 2 new garage doors. The fully finished basement was formerly a suite, and still contains a mini-kitchen (no stove), and easily locks off from the main levels with shared laundry area. This solid home is located on a beautiful tree-lined street, with great access to neighbourhood schools, tennis courts, transportation and shopping.

Directions

Living Room	7.51x4.19	A	**Bedroom 3**	3.12x2.41	M	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room			**Bedroom 4**		M	**1**	4	M	No	**Main**	88.17	949.06
Kitchen	4.88x4.11	M	**Bedroom**	3.76x3.09	U	**2**	3	L	No	**Upper**	62.39	671.57
Family Room	7.64x5.00	L	**Bedroom**	3.57x3.04	U	**3**	2	U	No	**Above Grd**		
Den			**Second Kitchen**	2.08x1.87	L	**4**				**Lower**	73.07	786.53
Bonus Room			**Mud Room**		M	**5**				**Below Grd**		
Primary Bedrm	4.60x3.2	U				**6**				**Tot Flr AG**	150.56	1,620.63
Bedroom 2	3.55x3.13	M				**7**				**# Finished**	3	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Fully Finished
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Laminate Flooring	**Garden Suite**	**Permit**
Features	Vinyl Windows	**Lot Shape**	Rectangular **Front Expsure** East
		Lot Size SqM	512.10 **F x D (m)** x
		Zoning	
		Tax Amount	$4,258.41 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two	**Goods Excl**	
		Warranty	
		Fireplace	
Site Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	Double Garage Detached		
Road Access	Paved	**Park Encl/Tot**	2 / 5 **Garage Dim**

Condo Name		**Floor Location**	**Floor#**
Condo Fee	**Fee Schedule**	**#Floors in Build**	**Elevator**
Fee Includes		**Balcony/Terrace**	**Min Age**
		Titled Storage	
		Parking Type	
		Unit Exposure	