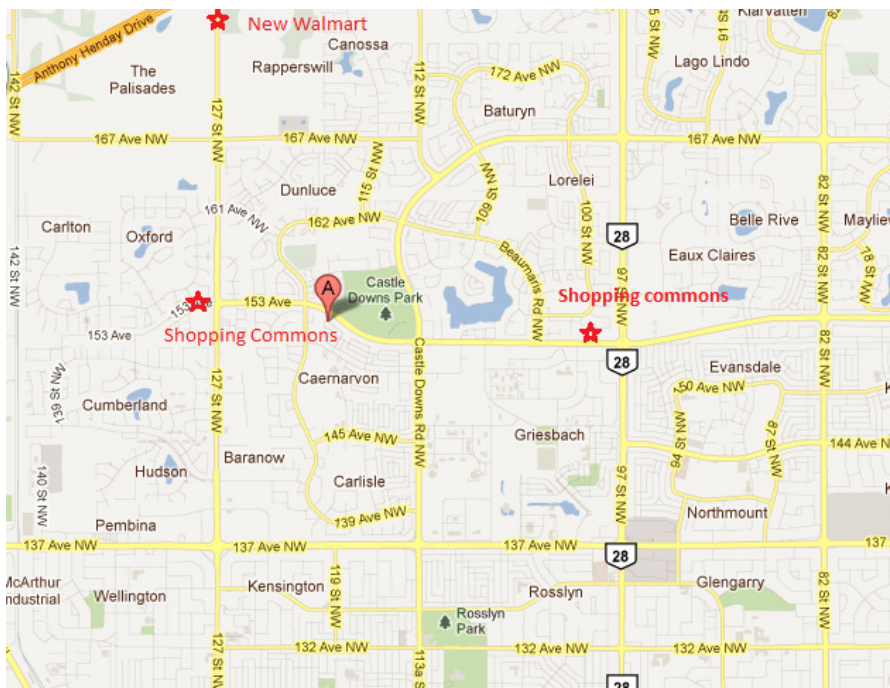


Castledowns cashflow! This bungalow is conveniently located, minutes from newly opened North leg of Anthony Henday Drive. Also within a minutes' drive are both Skyview and Beaumaris shopping commons, as well as a brand new Walmart. The YMCA and brand new Castle Downs Park and Playground are steps away. Watch your children walk to the playground from your kitchen window!

Great investment opportunity; live upstairs and rent the basement! Property was originally purchased to develop basement into a legal suite; but another opportunity has presented itself. Building and development permits have been filed and approved for basement suite. Second brand new high efficiency furnace and water heater have been installed. All HVAC for basement suite has been run; ventilation for bathroom and kitchen range-hood have also been run. Landscaping and grading work have been done to improve drainage. A brand new treated lumber fence splits the huge yard in two—each suite gets a yard and patio! Cornerstones approved and ready for development! Have property inspection by *Global Property Inspections* from June 2011 on hand for review.

<http://www.edmontonjournal.com/news/Gallery+Castle+Downs+proudly+debuts+playground+July/5025489/story.html>



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11944 152B Avenue

CASTLEDOWNS

Price: \$309,000



City: Edmonton
Area: Castle Downs
Community: Caenarvon
Style: Bungalow
Zone: 27
YR Built: 1973

Legal Plan/UF/Lot: 2316TR/7/3
SQR ft: 1222.8
Tax/Yr: %1,976
Baths: 1.5
Bdrm: 3
Bsmt : Yes, Unfinished

Unit is vacant. Please contact:

Shaune Vasseur

780-902-0686 shaune@prospexproperties.com

Great location! This bungalow is conveniently located minutes from newly opened North leg of Anthony Henday Drive. Also within a minutes' drive are both Skyview and Beaumaris shopping commons, as well as a brand new Walmart. The YMCA and brand new Castle Downs Park and Playground are steps away. Watch your children walk to the playground from your kitchen window!

Upgrades:

- Grading has been done all around house to improve drainage
- Brand new Lennox High Efficiency furnace installed
- Brand new 50 gal High Efficiency Quick-Recovery water heater installed
- All ducting for heat has been run in basement
- All venting for kitchen range-hood and bathroom vent has been run (have permit approved basement floor plan available)
- New fridge upstairs
- Main Floor freshly painted
- Brand new treated lumber fence in back yard

