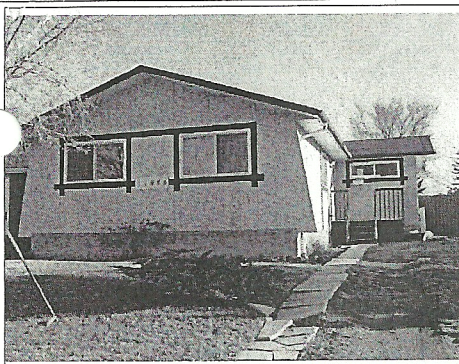


Residential

11944 152B AV

A

LP: \$ 269,900



**Status:** A  
**Area:** Edmonton  
**Community:** Caenarvon 000102  
**Style:** Bungalow  
**Zone:** Zone 27  
**Year Built:** 1973  
**MLS#:** E3261300  
**Postal Code:** T5X 1G4  
**Linc #:** 0017670571  
**Type:** Residential Detached Single Family  
**New Home on Old Lot:** Remod:  
**Finish Lvl:** 1

**Mortgage:** \$ 0  
**Cash Down:**  
**Payments:** Lender: Due: Rate:

**Legal Plan:** 2316TR **Blk/UF:** 7 **Lot/Unit:** 3

Vacant. Please call lister for details on keysafe location. Thank you for showing and have a super day! Schedule A must accompany all offers

**Prop Class:** Single Family

BACK ON MARKET! DEAL CRASHED! Well maintained 1200 square foot bungalow. Featuring in 3 bedrooms, HUGE kitchen and livingroom, Laminate flooring throughout and a newer furnace and H2O tank. One of the best prices on single family homes out there!

**Virtual Tour:**

**Brochure:** <http://www.andreaajurgens.com>

**1Pc** **2Pc** **3Pc** **4Pc** **5Pc** **6Pc**  
**Baths:** 0 2 0 1 0 0  
**Ensuite Bth:** 0 0 0 0 0 0

**Bdrms Abv:** 3 Total Bdrms: 3 **Addl Rms:**

**Fin FP/Rgh-In:** **Fpl Fuel:**

**Parking:**

**Living Room:** M **Master Bedrm:**  
**Dining Room:** **Bedrm 2:**  
**Kitchen:** M **Bedrm 3:**  
**Family Room:** **Bedrm 4:**  
**en:**

**Elem School:**

**Jr/Mid Schl:**

**High Schl:**

**Other Schl:**

**Garage:** No

**Schl Bus:** N

**Dir:**

**Level** **Mtr2** **SqFt**  
**Main Lvl:**  
**Upper:**  
**Above Grd:**  
**Lower Lvl:**  
**Below Grd:**  
**Total A.G:** 114.0 1,227.10

**Flooring:** Laminate Flooring  
**Foundation:** Concrete  
**Exterior:** Stucco  
**Heating Type:** Forced Air-1  
**Features:**

**Roof Type:** Asphalt Shingles  
**Fireplace:**  
**Construction:** Wood Frame  
**Basement:** Full  
**Bsmt Dev:** Unfinished  
**Heat Fuel:** Natural Gas  
**Goods Excluded**

**Goods Incl:** NONE

**Site Infl:** FLAT, SHOP

**Lot Shape:** Rectangular **Front Exp:** South  
**Frntg X Dpth:** TTL: 694.0 m2  
**Zoning/Land Use:** Single Detached Residential Zone\_EDM  
**Conform:** None Available  
**Tax Amt/Yr :** \$ 1,976 / 2010 **LI:**  
**Warranty:**

**Amenities:**

**Restrictions:** N-KNW

**Condo Name:** **Ownership:** BANK **Condo:** **HOA:**  
**Prk Encl/Unit/Type:** **Incl:**  
**Prk Plan Desc:** **Registered Size:**

**Seller:** Royal Bank of Canada **Appt:** LIST **Andrea**  
**List Realtor:** ANDREA JURGENS ID: Ejurgeon **Appointment Ph:** 780-464-4100 **List Date:** 05/02/11  
**List Realtor Email:** ajurgens@shaw.ca **List Realtor Web:**  
**List Firm:** RE/MAX ADVANTAGE Ph: 780-464-4100 Fax: 780-467-2897 **Occupancy:** VACNT **SRR:** N  
**List Realtor2:** **Possession:** 15 Days /negotiable **Exclusion:** N  
**List Firm2:** **Comm:** 3.5/1.5

**and Date:** **Sold Date:** **Sold Price:** **DOM:** 33 days **Entered:** 05/10/11  
**Sold Term:** **Disc:** N **Expiry Date:** 08/02/11  
**Sell Firm:** **Sell Firm 2:**  
**Sell Agent:** **Sell Agent 2:**

06/04/11

02:38 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

RES Agent Detail View