

Prime Investment Opportunity in University – Garneau!!

10941-81st Ave. NW
Edmonton, Alberta

\$995,000



*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

* Premium University-Garneau location only 1 block to Whyte Avenue and within walking distance to 109th Street; transit; LRT; University of Alberta; and Prof. Services / Grocery / Retail / Bank / Restaurant / Pharmacy / Auto!

* Nice 1994-built 2-storey in Garneau Features Three Distinct Levels:

- o Three Kitchens (two newer built); Three Laundry Areas; Three Living Rooms
- o Very Good Condition Main Level:
 - 2 BDRM, 2 Full Bath, Solarium, Dining Room
- o Good Condition Upper Level:
 - 3 BDRM, 2 Full Bath
 - En Suite Jacuzzi and Walk-in Closet
- o Good Condition Basement:
 - 2 BDRM + Den, 1 Full Bath, Utility Room
- o Other Features:
 - Upgraded Insulation
 - 2 Newer Furnaces (Separately Zoned)
 - Good Quality Windows
 - Picket Fence
 - Oversized Double Attached Garage
 - Valuable Additional Parking Stalls x 4



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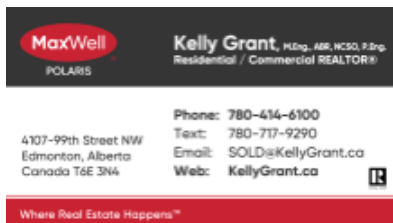
* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.



10941-81 Avenue NW, Edmonton, AB

*** LIST PRICE: \$995,000**

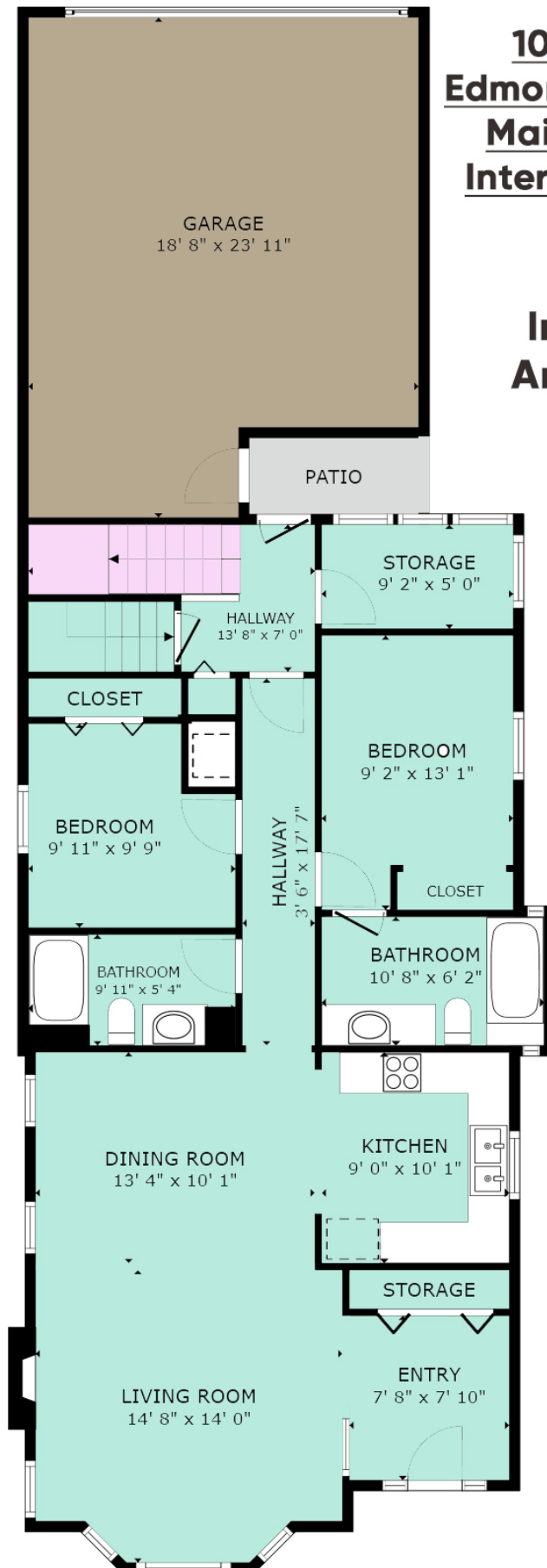
Area:	Edmonton - Southwest	<u>UPPER LEVEL (Very Good Condition):</u>	
Neighbourhood:	Garneau (Zone 15)	Kitchen:	3.95 m x 2.53 m (U)
Style:	2-Storey - Detached Residential	Living Room:	3.95 m x 2.52 m (U)
Total RMS Area:	2231 sq. ft. (= M + U Levels)	Dining Room:	2.97 m x 2.92 m (U)
Lower Level Area:	1000 sq. ft. (B) -- Interior	Bedroom 1:	4.55 m x 3.63 m (U)
Lot Size:	10.1 m x 40.2 m = 404.4 sq. m.	Bedroom 2:	3.12 m x 2.87 m (U)
Year Built:	1994	Bedroom 3:	2.97 m x 2.92 m (U)
Taxes:	\$7934 / yr. (2017)	<u>MAIN LEVEL (Excellent Condition):</u>	
Garage Parking:	430 sq. ft. Area & 12' High Ceiling	Kitchen:	3.02 m x 2.87 m (M)
Exterior:	Vinyl and Brick	Dining Room:	4.09 m x 2.70 m (M)
Roof:	Asphalt Shingles	Living Room:	4.59 m x 3.57 m (M)
Heating:	2 x F/A Furnaces (Natural Gas)	Bedroom 4:	3.00 m x 2.92 m (M)
Possession Date:	30-Days (Tenants to be Assumed)	Bedroom 5:	4.06 m x 2.72 m (M)
Land Use Zoning:	RS -- Small Scale Residential	Solarium / Bonus:	2.80 m x 1.52 m (M)
Legal Description:	Plan I23 Block 141 Lot 24	<u>BASEMENT LEVEL (Good Condition):</u>	
Bedrooms:	7 = 3 (U) + 2 (M) + 2 (B)	Living Room:	4.06 m x 3.95 m (B)
Bathrooms:	5 = 2 (U) + 2 (M) + 1 (B)	Kitchen:	3.39 m x 2.57 m (B)
Basement:	Fully-Finished	Bedroom 6:	3.94 m x 3.84 m (B)
Fireplace:	Gas, Tile Surround (M)	Bedroom 7:	5.51 m x 2.54 m (B)
Flooring:	Carpet, Tile, Hardwood	Den:	4.50 m x 2.58 m (B)
Laundry Areas:	3 = 1 (U) + 1 (M) + 1 (B)	Utility Room:	2.87 m x 2.72 m (B)
Goods Included:	(1). Built-in Dishwasher x 1; (2). Dryer x 3; (3). Washer x 3; (4). Refrigerator x 3; (5). Electric Stove x 3; (6). Hoodfan x 3; (7). Window Coverings; (8). Garage Remote; (9). Built-in Vacuum System (as-is, needs repair); and (10). Fire Extinguisher x 3		



* Buyer due diligence is required to verify all listing information presented.

10941-81 Avenue NW
Edmonton, Alberta, Canada
Main Level plus Garage
Interior Layout Schematic

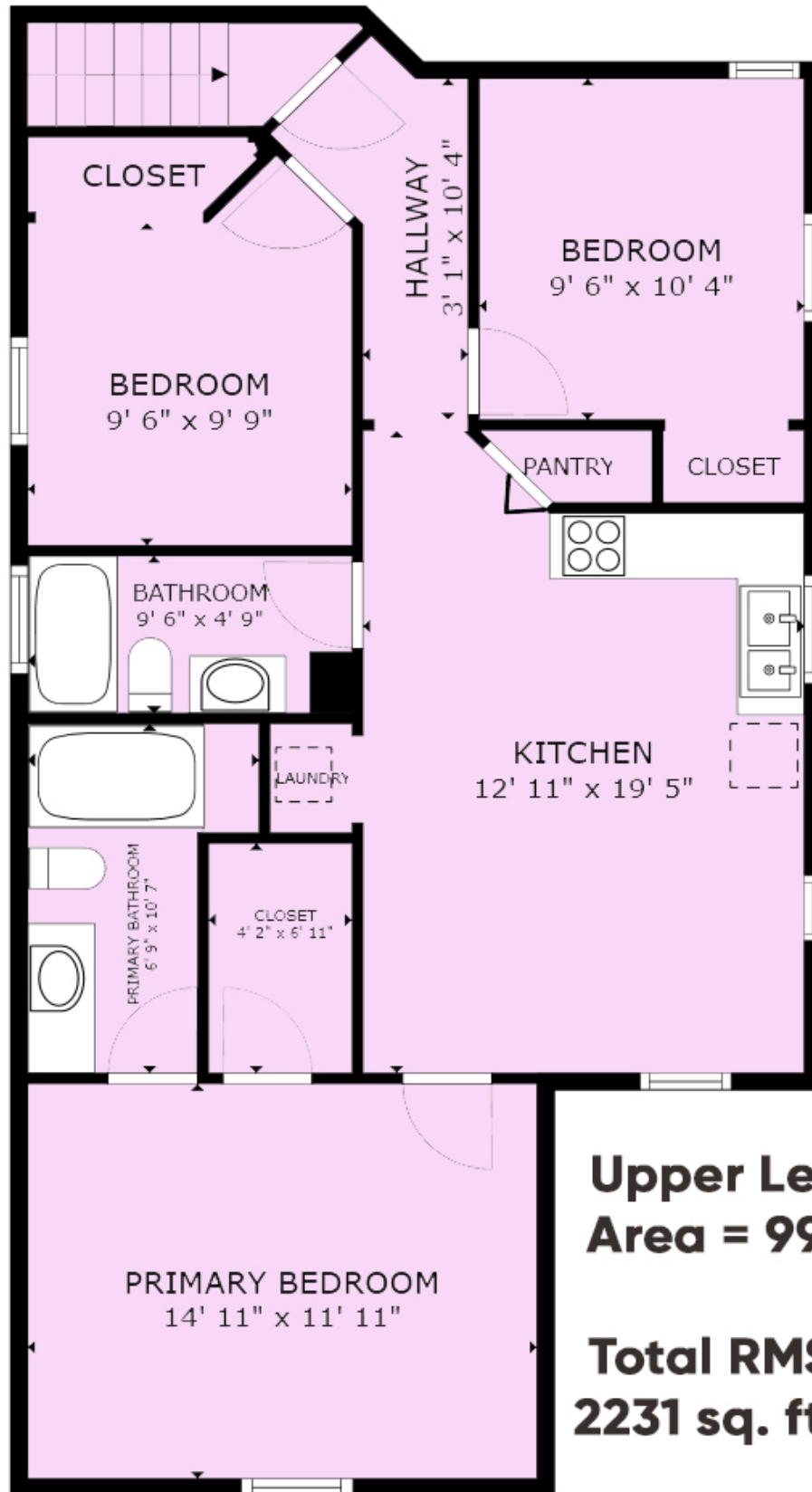
**Interior Garage
Area = 430 sq. ft.**



**Main Level RMS
Area = 1234 sq. ft.**

**Total RMS Area =
2231 sq. ft. (M + U)**

10941-81 Avenue NW, Edmonton, Alberta, Canada
Upper Level Interior Layout Schematic



**Upper Level RMS
Area = 998 sq. ft.**

**Total RMS Area =
2231 sq. ft. (M + U)**

10941-81 Ave. NW, Edmonton, Alberta, Canada
Lower Level Interior Layout Schematic

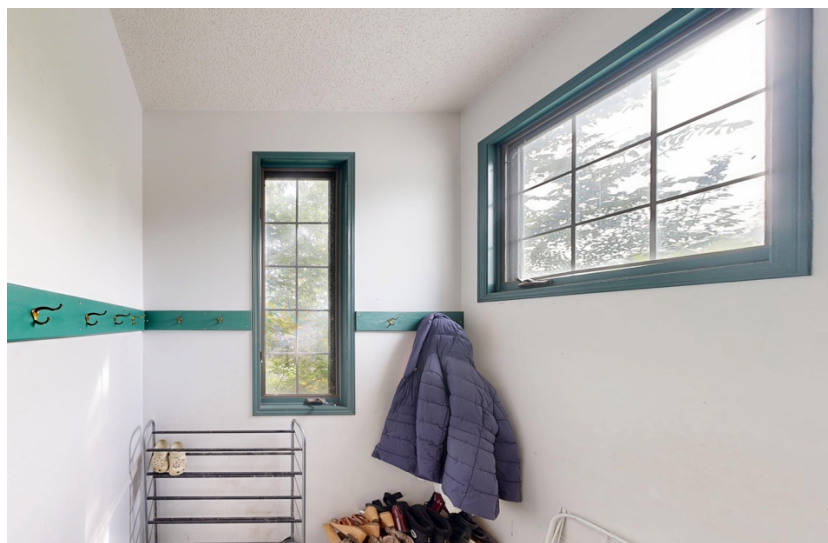


**Lower Level Interior
Area = 1000 sq. ft.**

10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Main Level Photos



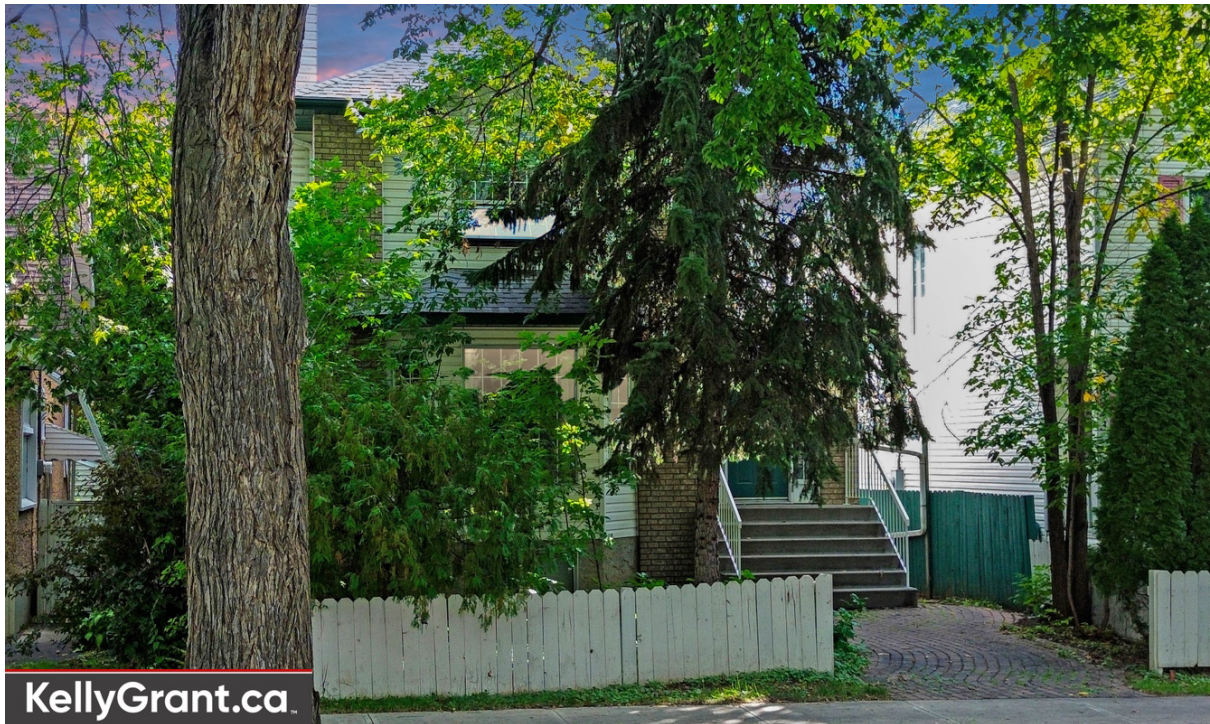
10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Upper Level Photos



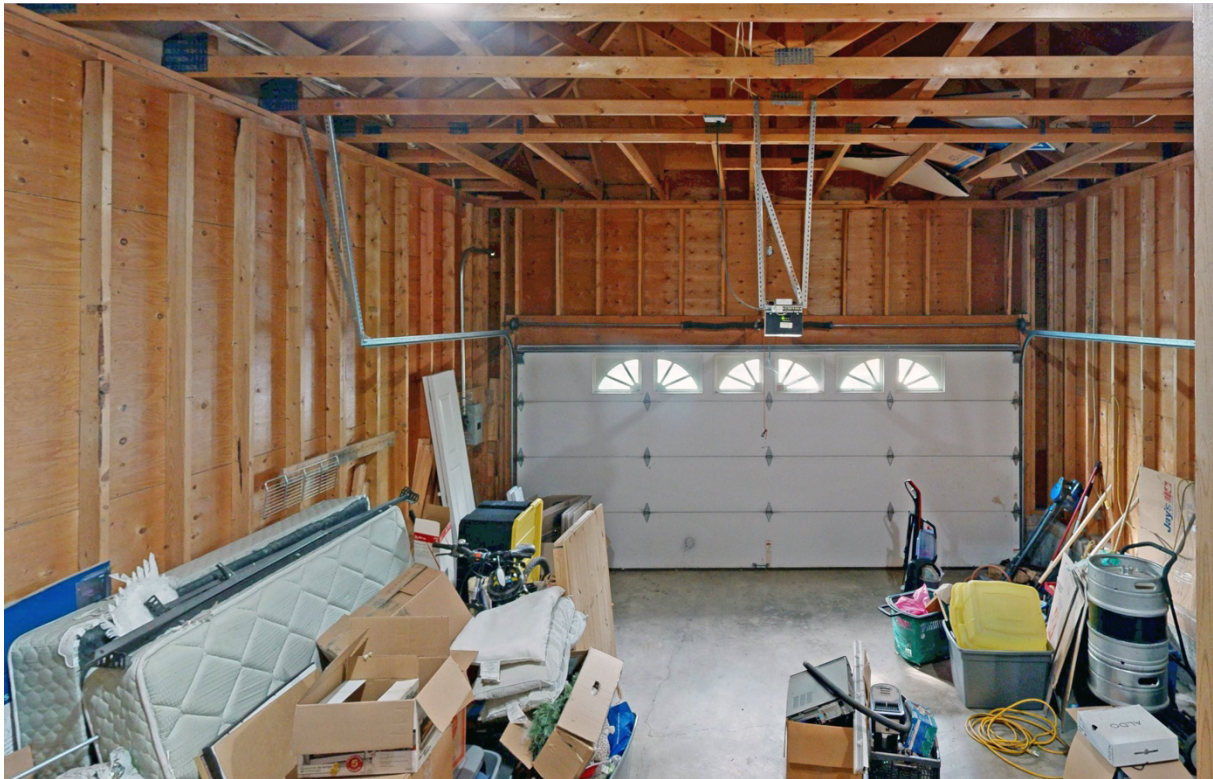
10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Basement Level Photos



10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Exterior Photos



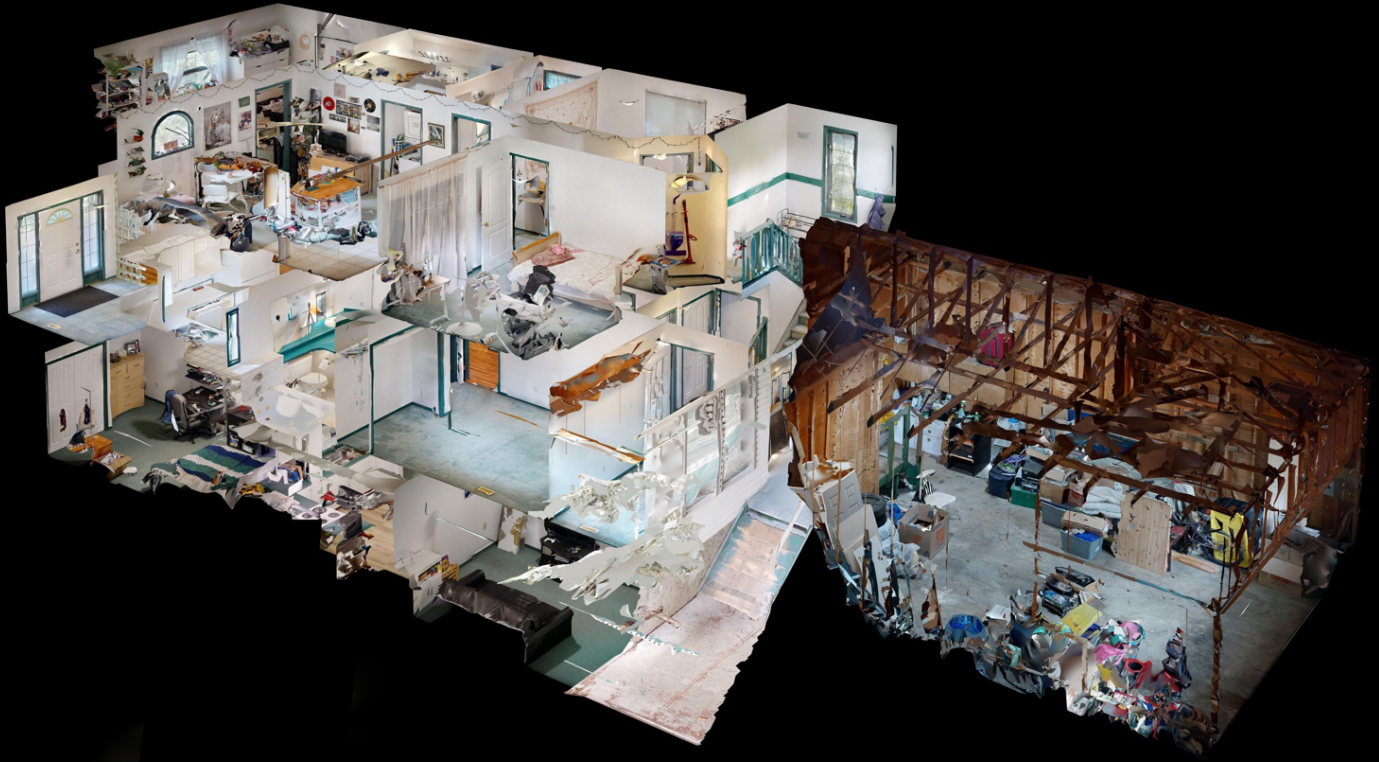
10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Garage Photos



10941-81st Avenue NW, Edmonton, Alberta (Garneau) – Community Aerial Photos



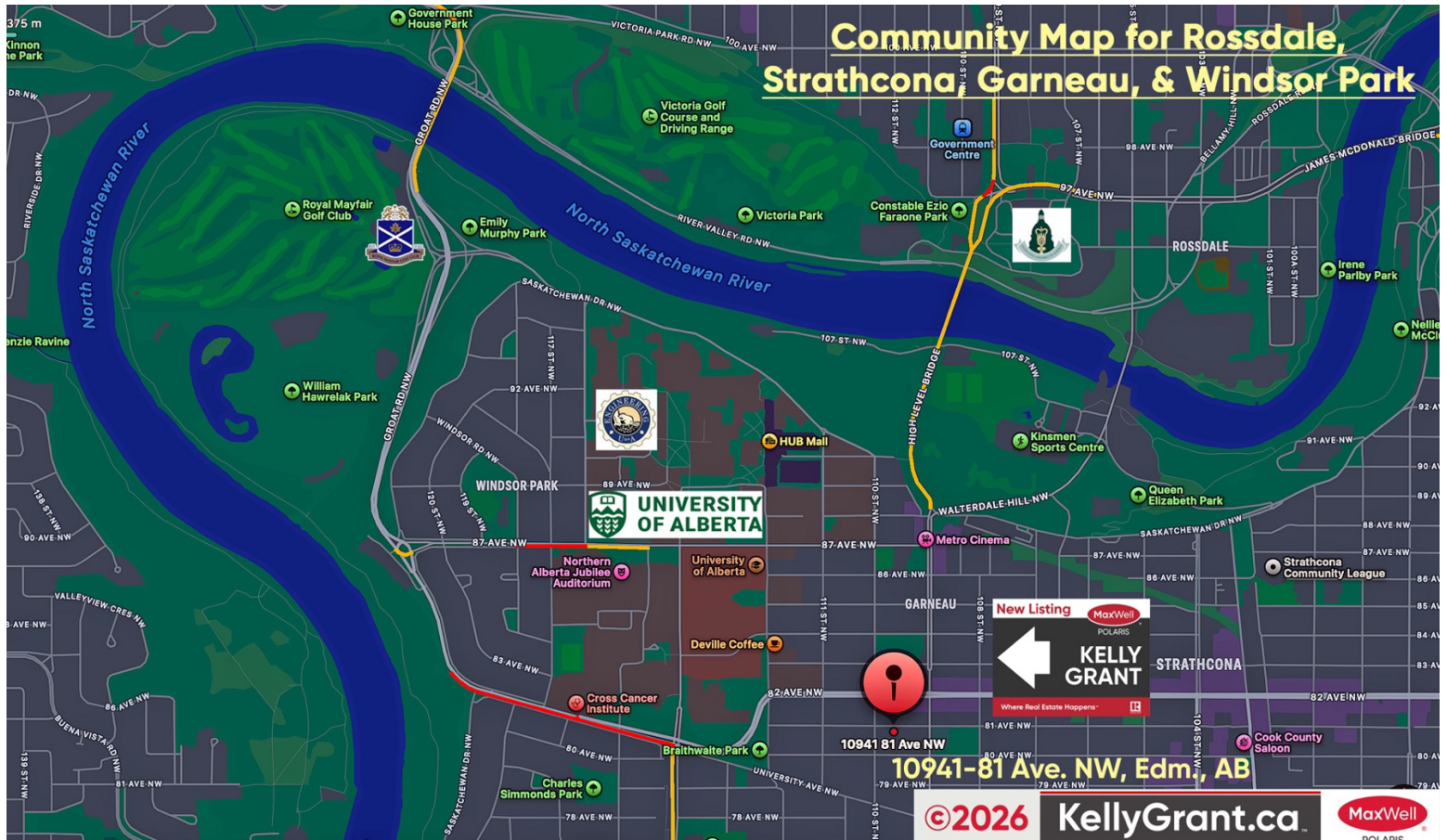
10941-81 Avenue NW, Edmonton, Alberta, Canada (Garneau) - 3D View



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