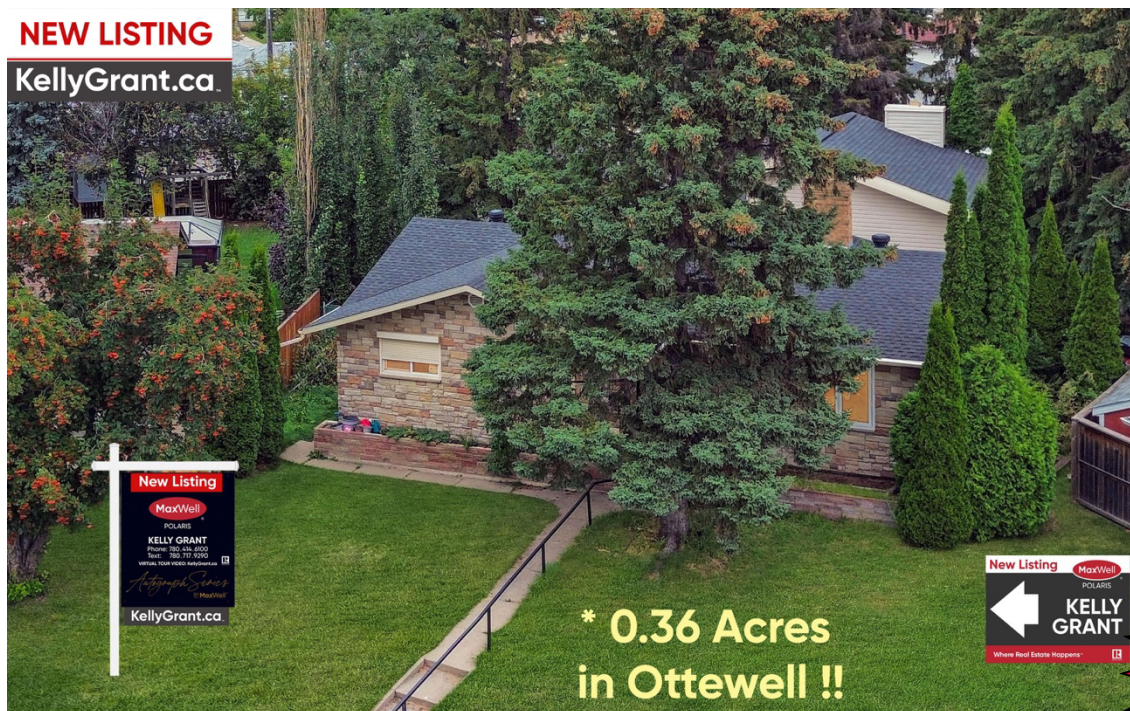


Extensive Quality Upgrading on an Incredibly-Large Pie Lot in Ottewell!!

9657-68A Street NW
Edmonton, Alberta
\$739,900

NEW LISTING

KellyGrant.ca



*** 0.36 Acres
in Ottewell !!**

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

* Great Access to Schools, Retail, Professional Services, Capilano Shopping Center, 98 Ave., Baseline Rd., Ottewell Rd., 75 St., & Wayne Gretzky Drive!

Long List of Quality Renovations completed in 2017 / 2018:

- o Top-mount sinks (ultra-durable granite) & Quartz Counters
- o Kitchen cabinets with acrylic doors
- o High-end stainless-steel appliances
- o Slide-In Self-Clean Dual-Fuel Convection Range
- o Painting throughout (neutral warm gray colour)
- o Flooring throughout (porcelain tile and hardwood)
- o All three bathrooms fully-renovated throughout
- o Entire house and garage fully-rewired
- o 100A panel; dimmer switches; and 60+ pot lights
- o All LED lights; and under-cabinet lights in kitchen
- o Plumbing including gas line to garage
- o Triple-pane windows throughout (house and garage)
- o Exterior doors (including front entry and French patio)
- o Extensive insulation upgrades:
 - R50 blown-in attic insulation (main house)
 - R40 spray-foam insulation (house extension)
- o House and garage re-shingled with GAF Timberline HD Shingles (pewter gray colour)
- o Heated Garage with high-efficiency Reznor heater
- o Newer Garage Door with belt drive smart opener (+ remotes)

→ 60 Day negotiable possession!!



MaxWell
POLARIS

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Where Real Estate Happens™

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



REALTOR.ca



9657-68A Street NW, Edmonton, AB

*** LIST PRICE: \$739,900**

Area:	Southeast Edmonton -- Ottewell	Bedrooms:	4 + Den = 3(A) + 1(B) + Den (B)
Zone:	18	Bathrooms:	3 = 3pc.(U) + 4pc.(A) + 4pc. (B)
Style:	1.5-Storey	Bonus Room:	4.9 m x 4.8 m (U)
Total RMS Area:	2256 sq. ft. (M + A + U Levels)	Dining Room:	6.4 m x 3.8 m (M)
Effective Year Built:	1977	Kitchen 1:	4.3 m x 3.8 m (M)
Lot Size:	1460 sq. m. (pie-shaped lot)	Living Room:	6.1 m x 3.8 m (A)
Zoning:	RS (Small Scale Residential)	Family Room:	5.2 m x 3.4 m (A)
Taxes:	\$6296 / yr. (2025)	Front Entrance:	3.4 m x 2.5 m (A)
Double Garage:	Double Detached Oversized	Laundry 1 Area:	3.3 m x 2.2 m (A)
Exterior:	Brick and Vinyl Siding	Master Bedroom:	3.6 m x 3.4 m (A)
Shingles:	GAF Timberline HD (2017)	Bedroom 2:	3.5 m x 2.4 m (A)
Heating:	2 x Forced Air (Natural Gas)	Bedroom 3:	3.5 m x 2.4 m (A)
Possession Date:	60 Days -- Negotiable	Bedroom 4:	3.1 m x 3.1 m (B)
Fireplaces:	3 (Woodburning)	Den:	5.4 m x 3.2 m (B)
Legal Description:	Plan 6083KS Block 17 Lot 40	Recreation Room:	6.1 m x 3.1 m (B)
Utility Room:	5.8 m x 3.2 m (B)	Kitchen 2 / Wet Bar:	4.9 m x 2.5 m (B)

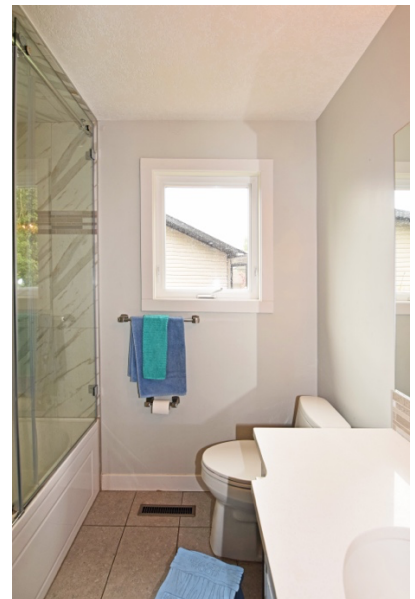
Goods Included: (1). Built-in Dishwasher; (2). All Keys & Garage Remotes; (3). Microwave Oven; (4). Refrigerator; (5). Gas Stove; (6). Built-in Vacuum System; (7). Washer x 2; & (8). Dryer x 2

Goods Excluded: Backyard Swing Set



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

9657-68A Street NW, Edmonton, Alberta (Ottewell) – Main & Upper Level Photos (Part I)



9657-68A Street NW, Edmonton, Alberta (Ottewell) – Main & Upper Level Photos (Part II)



9657-68A Street NW, Edmonton, Alberta (Ottewell) – Basement Level Photos



9657-68A Street NW, Edmonton, Alberta (Ottewell) -- Backyard Photos



9657-68A Street NW, Edmonton, Alberta (Ottewell) -- Exterior Photos



* Note: grass shown in exterior photos may have been electronically seeded, watered, & mowed 😊.

9657-68A Street NW, Edmonton, Alberta (Ottewell) -- Garage Photos



9657-68A Street NW, Edmonton, Alberta (Ottewell) -- Community Aerial Photos



Lot Diagram for 9657-68A Street NW, Edmonton, AB (Community of Ottewell)

Lot Size = 1459.8 sq. m. = 0.36 Acres
Lot Shape = Pie Lot (Irregular)
Zoning = RS (Small Scale Residential)

