



Area: Edmonton
 Community: Evansdale 100901
 Style: Bi-Level
 Year Built: 1972
 Occupancy: TEN

MLS#: E3185151
 Linc #: 0011476579
 Type: Townhouse
 Finish Lvl: 2
 Poss: 90 Days /Negotiable

Legal:
 Legal Plan: 7521282
 Parking Type: Assigned

Unit: UF:
 Unit: UF:

Financial:
 Mortgage: \$0
 Tax/LI: \$1,039

Rate:
 Dwnpymt: Pymnts:
 Tax Yr: 2008

Welcome home...enjoy privacy as you are on the backside of the building with large mature trees around your balcony. This unit has been fully renovated with new laminate flooring, re-finished cabinets, new appliances, new baseboards, new paint, the list goes on...priced very aggressively, this property is tax assessed at \$182,500 for 2009...take advantage of a great condo at a great price...pictures will be added shortly...

Virtual Tour: Brochure:

Condo Info:

Condo Name: Sunset Village
 Ownership: PRIV
 Mngmnt Co:
 Condo Fees: \$ 180
 Condo Fees Incl: INSUR,MGMT,RESRV,XTMNT,LN-SN,AMENT

CMHC Approv:
 Parking:
 Encl Parking:
 HOA:

Registered Size: 46.00
 Size Incl: IAGR
 RPR:
 Rsrv Fund Study/Yr:
 Restrictions: N-KNW

Amenities: APPIN, BALCO, CABTV, LAUNS, PRKPG, STGIN

Lot Info: Front Exp: North Frntg X Dpth:

Living Room:	Bedrm 2:	L	Bdrms Abv:	0	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Dining Room:	Bedrm 3:		Total Bdrms:	2	Main Lvl:		
Kitchen:	Bedrm 4:		Fin FP:		Upper:		
Family Room:			FP Fuel:		Above Grd:		
Den:			Basement:	FULL	Below Grd:		
Mstr Bedrm:	L		Bsmt Dev:	F-FIN	Total:	46.00	495.1
Baths:	<u>1Pc</u> <u>2Pc</u> <u>3Pc</u> <u>4Pc</u> <u>5Pc</u>	Ensuite:	<u>2Pc</u> <u>3Pc</u> <u>4Pc</u> <u>5Pc</u>				
	0 0 1 0 0		0 0 0 0				

Foundation: Concrete
 Flooring: Laminate Flooring, Carpet, Linoleum
 Exterior: Stucco
 Heating Type: Forced Air-1
 Features:
 Goods Incl: DRYER, REFRG, STVEL, WASHR

Roof Type: Asphalt Shingles
 Fireplace:
 Construction: Wood Frame
 Heat Fuel: Natural Gas

Remod:

Site Infl: FRUIT, NTHRU, PLAY, PRIV, SHOP, SCHLS, TRANS, TREED

Goods Excl:

