

Pleasantview Bungalow

Available Now 2018



List Price: **\$319,000**
 List Date: **14-September-18**
 Expiry Date:

Sold Price:
 Sold Date

Days on Mkt: **32**Complex/Subdiv: **Pleasantview**

Previous Price:
 Original Price: **\$319,000**
 Meas Type: **Feet**
 Size:

Frontage Metric:
 Bedrooms: **3**
 Bathrooms: **1**

Year Built: **1981**
 Age at List Date: **0**
 Type: **House/Single**

Family

Lot Area SqM: 534.914 m²
 Rear Yard Exp:
 Flood Plain:
 View:

Full Baths: **1**
 Tax Assessed Value: **\$371,000- \$3,222.84 (2018)**
 If New GST Incl: **No**
 Zoning: RF1
 Tax Incl Utilities: **No**

Serv Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water,**

Style of Home: **Bungalow**
 Construction: **Frame – Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Stucco and siding**
 Rainscreen: R/I Plumbing:
 Type of Roof: **Asphalt**
 Renovations: Year of Reno:
 Flooring: **Linoleum, Hardwood, Tile**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Forced Air**
 No. of Fireplaces: **0** R/I Fireplaces:
 Fireplace Fuel:
 Outdoor Area: **Patio(s) or Deck(s), Fenced Yard**
 Pad Rental:
 Registered: CSA/BCE:
 Fixtures Leased: **N**
 Fixtures Removed: **N**

Total Parking: **4**
 Parking Access: **Street / Alley**
 Parking Facilities: **Parking Pad**
 Dist to Public Trans: **1 Block**
 Possession:
 Title to Land: **Freehold NonStrata**
 Seller's Interest:
 Mortgage Info: **\$0**
 Property Disclosure: **Used**
 Out Buildings:

Covered Parking: **0**Dist to School Bus: **Across park**

Amenities: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby. Schools nearby, Close to Anthony henday, Whitemud, Whyte Avenue and LRT**
 Site Influences:
 Municipal Charges:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW/Hoodfan**

Description:

Great for first time homebuyers or investors! Great value by the university. New Shingles, hot water tank, and furnace this year. Charming bungalow with loads of potential

All measurements to be confirmed by the purchaser**Floor Area (SqFt):**

Main Floor Area:	1058	Total # Rooms:	7
Finished Floor Up:	1058	# Kitchens:	1
UnFinished Floor Bsmt :	1058	Finished Levels:	1
		Crawl/Bsmt Height:	
Total Finished Floor:	1,058	Basement Area:	Not Finished
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	2,116		

Listing Broker 1:
 Listing Sales Rep 1:
 Listing Sales Rep(s):
 Listing Broker 2:
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner:
 Commission:

Appointments: Set Appointment with Person who showed you this Property
 For Appts Call:
 Appointment Ph:
 Occupancy:

Remarks: House is clean, and sturdy, new roof, furnace and hot water tank.