



**Edmonton**      **29 Kameyosek**      **LP: \$189,000**  
 646 Lakewood RD NW      T6K 3Y1      **SP:** M

**ACTIVE**

<b>Type:</b>	Townhouse	<b>Listing ID:</b>	E4267001
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	1980	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	1	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Partly Finished
<b>Tot A.G. SqFt:</b>	1,011.49	<b>Tot A.G.SqM:</b>	93.97

Welcome to this totally renovated 2 storey, 1,011 sqft townhouse in the community of Kameyosek. This totally renovated corner townhome has a fully fenced backyard that backs onto a community open field with kids' playground and school access. The home has all new flooring and new paint throughout. The main floor features a newly renovated kitchen with new cabinets, countertops and fixtures, dining room with large windows overlooking the backyard, living room with a corner wood burning fireplace and sliding doors to the backyard and a renovated 2pc bathroom. Upstairs is the spacious master bedroom, two additional bedrooms and 4pc bathroom. The partially finished basement has a nice bedroom/office space and laundry area. Some of the recent updates to the complex include new siding, windows, doors, shingles & driveway. This is a very well maintained family friendly complex which is close to all amenities and no assessments to be paid.

**Directions:**

**Virtual Tour:** <https://youtu.be/2l-MYmqeYjU>

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0		<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0		<b>Uppr:</b>		
<b>Finish Levels:</b>	2							<b>AbGd:</b>		
<b>Fireplace:</b>	Y	<b>FP Type:</b> Corner					<b>FP Fuel:</b> Wood	<b>Lowr:</b>		
<b>Parking:</b>	Stall							<b>BIGd:</b>		
<b>Garage Dim:</b>							<b>Prk Encl/Ttl:</b> /	<b>Total A.G.:</b>	93.97	1,011.49

<b>Living Room:</b>	3.51x3.42	M	<b>Primary Bedrm:</b>	4.07x3.48	U
<b>Dining Room:</b>	3.60x2.75	M	<b>Bedroom 2:</b>	3.41x2.79	U
<b>Kitchen:</b>	2.99x2.77	M	<b>Bedroom 3:</b>	3.47x2.46	U
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>					
<b>Bonus Room:</b>					

<b>Flooring:</b>	Carpet	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco, Vinyl	<b>Features:</b>	Patio
<b>Site Influences:</b>	Backs Onto Park/Trees, Fenced, Public Transportation, Schools		

**Goods Included:** Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem Schl:**      **Jr. High Schl:**      **Sr High Schl:**

<b>Condo Name:</b>	Sundance Village	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution
<b>Condo Fee:</b>	\$320.63	<b>Elevator Y/N:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace:</b>		<b>Unit Exposure:</b>	
<b>HOA Fee:</b>			
<b>HOA Fee Incl:</b>			

<b>Total Lot M2:</b>		<b>Lot Shape:</b>		<b>Lot Dim:</b>
<b>Frontage:</b>		<b>Zoning:</b>		
<b>Conform:</b>		<b>Front Expos:</b>	North	
<b>Taxes:</b>	\$1,715.9 2020	<b>Local Improve:</b>		