



Edmonton

#238 612 111 ST SW

Macewan

T6W 1R9

LP:

SP:

\$254,900

M

Listing ID #	E4451714	ACTIVE	
Building Type	Lowrise Apartment		
Style	Single Level Apartment	Sold Date	
Year Built	2005	Bedrooms Above	1
Full Baths	2	Bedrooms Total	1
Half Baths	0	Basement	None
Total Baths	2.0	Basement Dev	No Basement
Tot Flr AG SqFt	934.64	Tot Flr AG SqM	86.83

Enjoy adult living (55+) in Heritage Valley Estates. This immaculate, renovated 1 bedroom & den unit overlooks a private, forested reserve. This one owner home features walnut hardwood, maple cabinets, quartz countertops, & stainless steel appliances. The open concept kitchen has a sit-up eating bar & walk-in pantry/laundry, all open to the dining & living room. The living room has a bay window plus a wall of windows overlooking treed seclusion. Off the living room is a private deck with BBQ gas line. Completing this unit is a 3pc main bathroom & primary bedroom with a 4pc ensuite with granite countertops & walk-in shower with floor to ceiling tile. Pride of ownership shows throughout. Amenities include pool, hot tub, gym, library, workshop, car wash, guest suites, & social room with full kitchen. The unit comes with a heated underground titled parking stall with secure storage. Fabulous location near Anthony Henday & Ellerslie & walking distance to all amenities. Units like this are extremely rare!

Directions

Living Room	4.04x4.88	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.29x2.60	M	Bedroom 4	1	3	M	No	Main		
Kitchen	3.41x3.50	M		2	4	M	Yes	Upper		
Family Room				3				Above Grd		
Den	2.62x3.02	M		4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.44x3.21	M		6				Tot Flr AG	86.83	934.64
Bedroom 2				7				# Finished	1	

Heat Source	Natural Gas	Construction	Wood Frame	
Heat Type	Forced Air-1	Basement	None	/ No Basement
Foundation	Concrete	Separate Ent		
Roof Type	Concrete Tiles, EPDM Membrane	2nd Suite		Permit By Seller
Exterior	Brick, Stucco	Garage Suite		Permit
Flooring	Hardwood	Garden Suite		Permit
Features	Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Hot Tub, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Social Rooms, Workshop, Natural Gas BBQ Hookup	Lot Shape		Front Exposure North
		Lot Size SqM	72.86	F x D (m) x
		Zoning		
		Tax Amount	\$2,144.41	/ 2025
		Conform Type		
		Conform Year		
Goods Incl	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	Goods Excl		
		Warranty		
		Fireplace	No	
		FP Fuel		
		FP Type		
		HOA Y/N	No	
		HOA Fee/Schd		/
		HOA Fee Incls		
Site Features	Backs Onto Park/Trees, Public Transportation, Shopping Nearby			
Parking	Underground			

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Heritage Valley Estates	Floor Location	Other	Floor#	2
Condo Fee	\$712.83	#Floors in Build	4	Elevator	Yes
Fee Includes	Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	55
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	S		