

Edmonton — **Weinlos** — **LP:** **$289,900**

4815 32 AV NW — T6L 4Y7 — SP:

ACTIVE

Listing ID #	E4489489		
Building Type	Half Duplex		
Style	Bungalow	**Sold Date**	
Year Built	1990	**Bedrooms Above**	2
Full Baths	3	**Bedrooms Total**	2
Half Baths	0	**Basement**	Full
Total Baths	3.0	**Basement Dev**	Unfinished
Tot Flr AG SqFt	1,204.49	**Tot Flr AG SqM**	111.90

Ideally located in Weinlos, this well maintained 1200 sqft adult living 45+ townhome offers comfort, convenience & a fantastic lifestyle near shopping, hospitals & public transportation. The bright & inviting main floor features an open family room & eating area which create a warm atmosphere, highlighted by vaulted ceilings, a skylight for added natural light & patio doors leading to a secure, good-sized deck with access to the beautifully maintained community yard area. The kitchen also features vaulted ceilings, adding to the spacious feel of the home. The spacious main floor primary bedroom is large enough for a king size bed, complete with a large closet & 3pc ensuite. A second bedroom & 4pc main bathroom provide excellent space for guests or family. Convenient main floor laundry adds to the functional layout. The insulated double attached garage offers excellent storage & parking, while the owners' clubhouse provides a wonderful social space to enjoy. Pets are allowed subject to board approval.

Directions

Living Room	3.77x4.91	M	**Bedroom 3**		
Dining Room	3.26x3.81	M	**Bedroom 4**		
Kitchen	3.26x2.85	M			
Family Room					
Den					
Bonus Room					
Primary Bedrm	6.99x3.41	M			
Bedroom 2	4.17x3.07	M			

Bath#	#pcs	Lvl	Ens
1	3	B	No
2	3	M	Yes
3	4	M	No
4			
5			
6			
7			

Level	SqM	SF
Main		
Upper		
Above Grd		
Lower		
Below Grd		
Tot Flr AG	111.90	1,204.49
# Finished	1	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Unfinished
Foundation	Concrete	**Separate Ent**	No
Roof Type	Asphalt Shingles	**2nd Suite**	No
Exterior	Brick, Vinyl	**Garage Suite**	
Flooring	Carpet, Linoleum	**Garden Suite**	
Features	Club House, Deck	**Lot Shape**	
		Lot Size SqM	486.41
		Zoning	
		Tax Amount	$2,575.31 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, All Window Coverings	**Goods Excl**	
		Warranty	
Site Features	Landscaped, Shopping Nearby	**Fireplace**	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Attached	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/

Permit By Seller
Permit
Permit
Front Expsure West
F x D (m) x
Garage Dim

Condo Name	Prima Villas II		**Floor Location**	**Floor#**	
Condo Fee	$485.90	**Fee Schedule** Monthly	**#Floors in Build**	**Elevator**	
Fee Includes	Exterior Maintenance, Insur. for Common Areas, Professional Management, Recreation Facility, Reserve Fund Contribution		**Balcony/Terrace**	**Min Age**	45
			Titled Storage		
			Parking Type	N/A	
			Unit Exposure		