



Edmonton **Weinlos LP: \$339,000**
 4815 32 AV NW T6L 4Y7 SP: M

Listing ID # E4489489 **ACTIVE**
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

Room	Dimensions	M	Room	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	3.77x4.91	M	Bedroom 3	1	3	B	No	Main		
Dining Room	3.26x3.81	M	Bedroom 4	2	3	M	Yes	Upper		
Kitchen	3.26x2.85	M		3	4	M	No	Above Grd		
Family Room				4				Lower		
Den				5				Below Grd		
Bonus Room				6				Tot Flr AG	111.90	1,204.49
Primary Bedrm	6.99x3.41	M		7				# Finished	1	
Bedroom 2	4.17x3.07	M								

Heat Source Natural Gas **Construction** Wood Frame
Heat Type Forced Air-1 **Basement** Full / Unfinished
Foundation Concrete **Separate Ent**
Roof Type Asphalt Shingles **2nd Suite** No **Permit By Seller**
Exterior Brick, Vinyl **Garage Suite** **Permit**
Flooring Carpet, Linoleum **Garden Suite** **Permit**
Features Club House, Deck **Lot Shape** **Front Exposure** West
Lot Size SqM 486.41 **F x D (m)** x
Zoning
Tax Amount \$2,575.31 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Goods Excl

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Landscaped, Shopping Nearby

Parking Double Garage Attached

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Condo Fee	Fee Schedule	Floor Location	Floor#
Prima Villas II	\$485.90	Monthly	#Floors in Build	Elevator
Fee Includes Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution			Balcony/Terrace	Min Age 45
			Titled Storage	No
			Parking Type	N/A
			Unit Exposure	