

Single Family
[1196752](#) Active

102 Edison Place
 St. John's, NL, A1E 6H9

L \$254,500



Price: **\$254,500** MLS#: **1196752**
 Status: **Active**
 Legal Descr:
 Address: **102 Edison Place**
 City: **St. John's, NL, A1E 6H9**
 Side of Road:
 Lot Size: **43.246 X 10.399** District: **St. John's**
X 48.456 X 9.0
metres
 Main Floor: **403** Sub-Dist: **SJ04 - West**
 2nd Floor Area: **410** Zoning: **residential**
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **527** Sec. Schl:
 Total Living Area:
 Garage Area:
 Square FT/M: **1,340**
 Possession: **negotiable**

Property Overview: **Have you dreamed of owning your own home? Here it is ready, beautiful, and waiting for your memories. Located in a family friendly neighbourhood only minutes from Bowring Park, the Waterford West Walking trail, and Lester's Family Farm, pride of ownership is evident in this meticulously maintained home with stainless steel appliances, modern paint colors, freshly updated front and back patios, walk ways, landscaped front and back yards, shed, and double paved driveway. The spacious and bright eat-in kitchen invites you to entertain your family and friends or simply enjoy the view of Waterford Valley. Check out the great space in the undeveloped insulated basement that you can use for that all important storage or add a rec room or media room. Close to all amenities this house just needs you.**

Type:	Single Family	Heating:	Baseboard, Electric	Exterior:	Vinyl
Style:	Semi Detached	Garage Type:	None	Driveway:	Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete, Fully Developed
Property Size:	1-4,500 sq ft	Sewer:	Municipal	Features:	Deck/Patio, Heat Exchanger Unit, Storage Shed
Land Features:		Services:	Bus Service, Cable, Electricity, High Speed Internet, Telephone	Roof:	Shingle - Asphalt
Access:		Rental Equip:	None	Flooring:	Carpet, Cushion/Tile/Lino, Hardwood

Inclusions: **Fridge, stove, washer, dryer, shed and play structure, all window coverings and hardware.**

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	1 \	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	No	Road:	Public	Matrim:	Yes	Water:	
Year Built:	2006/Approximate			Drive Details:	Parking for 2 cars		
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11'5" X 16'9"	MAIN FLOOR	PORCH	4'6" x 7'
MAIN FLOOR	KITCHEN	10'9" X 16'9"	2ND FLOOR	MASTER BEDROOM	15'5 X 10'3"
2ND FLOOR	BEDROOM	12'8" X 8'7"	2ND FLOOR	BEDROOM	9'11" X 8'7"
2ND FLOOR	OTHER	Landing	2ND FLOOR	BATH	3 piece

Assessment: **\$236,500** Taxes: **1822 (2018)** Water Tax: **605** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**