

Cedar Place Condominiums

11046 - 130 Street Edmonton, Alberta T5M 0Z7

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www.PreferredProjects.ca

Bedrooms	Legal	Suite #	Sq. M.	Sq. Ft.	Exp.	Price	Balc.	Condo Fee	Condition **	Rent	Status
1st Floor											
2 Bdrm	2	101	76	818	SE	\$152,986	Patio	\$307.00	Full Reno	\$ 995	Tenant
1 Bdrm	4	102	70	753	SW		Patio	\$283.00	Part Reno	\$ 895	Tenant
2 Bdrm	3	103	73	786	NW	\$139,986	Patio	\$295.00	Part Reno	\$ 1,045	Tenant
2 Bdrm	1	104	80	861	NE		Patio	\$323.00	Original	\$ 995	Tenant
2nd Floor											
2 Bdrm	6	201	76	818	SE		Balc	\$307.00	Full Reno	\$ -	SOLD
2 Bdrm	8	202	82	883	SW		Balc	\$331.00	Original	\$ 995	SOLD
2 Bdrm	7	203	74	797	NW		Balc	\$299.00	Original	\$ 1,075	SOLD
3rd Floor											
2 Bdrm	10	301	76	818	SE	\$149,986	Balc	\$307.00	Part Reno	\$ 995	VCNT

General information for offers:

- * Legal Condo Plan # 022 7316
- * Esquire Management Group is the management company
- * Offers can be made on specific units with subject to viewing condition, or viewing with 48 hours notice.
- * **Status & Possessions:** on tenanted units are based on tenants rights (90 days) plus contractor availability if choosing renovations to be done by owner prior to possession.
- * Options & Pricing - 1) Units are priced in their current condition. Buyer may choose to have a unit renovated to their preference, even selecting paint colours and flooring from developers suppliers, for additional amount
2) 'Part Reno' units to have full renovations are estimated at \$5-10,000 for 'Full Reno' to bathroom, kitchen, and others
3) 'Original' condition units to have full renovations are estimated at \$20,000.

** Condition of units:

Unit 101 - fully renovated, new bathroom, closet doors, w&d etc. Original kit. cabinets.

Unit 102 (1 bdrm) - new carpet & lino flooring & paint in July 2011, with elderly 20+yr tenant in place.

Unit 103 - new carpet & lino flooring in July 2011, paint & kit. countertop. Original bathroom, closet doors, and kit. cabinets.

Unit 104 - original rental condition (renovations available).

Unit 202 - new paint, otherwise original rental quality condition (renovations available).

Unit 203 - original rental condition (renovations available).

Unit 301 - fully renovated with new carpet & lino, paint, lighting, baseboards, & kit. countertops.

original kit. cabinets, bathroom, and closet doors. No insuite w&d, but can be added at add. cost

John Carter & Anu Khullar - RE/MAX River City
Preferred Group with RE/MAX River City

