



**108, 5205 Woodland Road  
Innisfail, Alberta**

**MLS # A2268582**



**\$205,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Heated Garage, Plug-In, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Wooded		

<b>Heating:</b>	High Efficiency, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Fiber Optics, Phone
<b>Features:</b>	Central Vacuum, No Smoking Home		

<b>Inclusions:</b>	see input sheet
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Bright, quiet west-facing main-floor CORNER UNIT in Woodland Manor, a quality condominium building at the southwest end of town. This well-maintained TWO BEDROOM unit features a mix of ceramic tile, laminate and carpet flooring. The kitchen offers a ceramic tile backsplash, breakfast counter, abundant cabinetry and a built-in microwave hood fan. 6 APPLIANCES ARE INCLUDED. The living room opens through FRENCH DOORS to a private patio with aluminum and glass railing; some owners have removed the glass for direct access to the outdoor parking area. The primary bedroom has two windows; the unit also includes mirrored closet doors, a ceiling fan, quality vinyl casement crank-out windows, drywalled ceilings, an in-unit laundry room with storage space, a central vacuum system with attachments and six appliances. The building provides double-drywalled interior walls between units for added soundproofing, insulation and energy efficiency. HEATING IS FORCED AIR, allowing for the possibility of central air conditioning. ONE UNDERGROUND HEATED PARKING stall and ONE ASSIGNED OUTDOOR STALL with plug-in are included, plus ample visitor parking. Condo fees cover heat, water, sewer and reserve fund contributions. The condominium bylaws permit pets and the building is for residents 18 and over. Building amenities include SECURE ENTRANCE with keyless access, security cameras, intercom, elevator, wide hallways and staircases at each end, and a social room. New renter Jan 31 will pay \$1175.00 Month to month rental agreement.