



**Legal-61-Legal**  
4709 47 Street

**\$ 89,000**  
MLS #: E3242884

**Status:** Active  
**DOM:** 3  
**Rms Abv Gd:** 0  
**Bedrms:** Above: 0/Ttl: 0  
**Full/Half Baths**  
**Tot Flr SqFt:**

**Type:** Vacant Lot  
**Style:**  
**Year Built:**  
**Basement:**  
**Bsmnt Dev:**  
**Total Sq M:**

Good opportunity for a Builder/Investor. 2 side by side R-2 (Duplex) lots sold separately... located in a quiet residential area... Both lots back onto a park.

**Directions:**

**Virtual Tour:**

**Brochure:**

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:15 days negotiable	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
<b>Full Baths:</b>	0	0	0	0	0	0	<b>Occupancy:</b>	<b>Main:</b>		
<b>Enst Baths:</b>		0	0	0	0	0		<b>Uppr:</b>		
<b>Addl Rms:</b>		<b>Finish Levels:</b>					<b>Garage Dim:</b>	<b>AbGd:</b>		
<b>Fin Fpl/Rgh:</b>		<b>Fpic Fuel:</b>					<b>Elem Schl:</b>	<b>Lowr:</b>		
<b>Fireplace:</b>							<b>Middle Schl:</b>	<b>BIGd:</b>		
<b>Parking:</b>							<b>High Schl:</b>	<b>Total A.G:</b>		

<b>Living Room:</b>	<b>Master Bdrm:</b>
<b>Dining Room:</b>	<b>Bedrm 2:</b>
<b>Kitchen:</b>	<b>Bedrm 3:</b>
<b>Family Room:</b>	<b>Bedrm 4:</b>
<b>Den:</b>	

**Flooring:**  
**Construct:**  
**Roof:**  
**Exterior:**  
**Site Influen:** Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby  
**Goods Incl:** None

**Foundation:**  
**Heat Type:**  
**Heat Fuel:**  
**Remodel:**  
**Features:**

**Amenities:**

**Restrict:** N-KNW  
**Goods Excl:**

**Warranty:**  
**Front Exposure:**W

**Prop Class:** Single Family

**Condo/HOA:**  
**Condo/HOA Incl:**

**Condo:**

**HOA:**

**Condo Name:**

**Prk Encl/TTL:**

**Prk Plan Dsc:**

**Total Lot M2:** 632.1

**Lot Dimen:**

**Frontage:** 18.2

**Lot Shape:** Rectangular

**Depth:** 34.6

**Zoning:** R-2

**Conform:**

**Cnform Yr:**

**Front Expos:** W

**Mortgage:** \$0

**Cash Down:**

**Payments:**

**Due:**

**Rate:**

**Lender:**

**Taxes:** \$ 811 - 2010

**Local Improve**