

# Orteego

## Property & Neighbourhood Insights

Make a confident buying decision with  
**myHOME Report**

When making a quicker and more confident buying decision, not finding anything is just as, if not more important, than finding something about a property or neighbourhood.

**412 119 Street SW**

Edmonton, AB T6W 1R3 – Canada

Report generated on 04/19/2024

To make/when making a quicker and more confident buying decision, having the opportunity to NOT find something unfavourable is just as, if not more valuable/useful, than discovering/uncovering a negative aspect about a property or neighbourhood.

# Property Overview

412 119 Street, Edmonton, AB T6W 1R3



This property was built in 2008 and has zero (0) reported developments permits issued in the past 10 years. It's located in the MacEwan neighbourhood of Edmonton, and its latest assessed value is about \$318,000.

## Property Description

**Neighbourhood (NBH):** MacEwan  
**City:** Edmonton  
**Ward:** Ipiihkoohkan

Property Description			
<b>House Number:</b>	412	<b>Lot Size:</b>	240
<b>Street Number:</b>	119 Street SW	<b>Total Area:</b>	131.1 m <sup>2</sup> /1411.1 FT <sup>2</sup>
<b>Zoning:</b>	RM	<b>Year Built:</b>	2008
<b>Assessed Value (2024):</b>	\$318,000	<b>Garage:</b>	Yes

## Legal Description

**Plan:** 0325221    **Block:** 1    **Lot:** 124A

## Home History

Development & Permits



2008

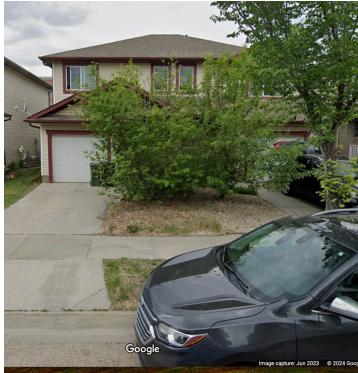
- Property built

2012

- Assessed value  
\$200,000

2024

- Assessed Value  
\$318,000



## Investing in this neighbourhood

MacEwan NBH

Orteego Investment Analysis (OIA)

The OIA forecast is based on a collection of data points including property assessments and home sales forecasts.

**5-year growth**

**20.56%**

Comparable 5-year average growth rates

NBH	City	Province	Canada
<b>25.2%</b>	<b>20.0%</b>	<b>19.5%</b>	<b>15.7%</b>

# Investing in your home

412 119 St SW

## Comparable Value of similar size homes

While there are different ways to establish the value of a property, assessed values offer a glimpse into how different homes compare with each other.

## Home renovation calculator

## Return on Investment

The total amount you invest in a home renovation and the return you get on that money can be intrinsic as well as extrinsic. It's not only to increase the value of a home, but also to make the property a better place to live than when you moved in, whether by necessity or by choice.

To help plan future decisions surrounding renovations, the myHOME Renovation Calculator gives you an idea of possible costs for a home of the same size and location. Note that other factors will dictate the true cost of renovation, including unexpected issues revealed.

Current home value: \$300,000	
Kitchen	\$25,000
Cabinets, floor, counters etc.	
Bedroom addition	\$12,000
Bathroom renovation	\$10,000
Basement completion	\$20,000
Cost of improvements	\$109,000
Potential ROI	\$

Costs and ROI for each item are based on data from various industry recommendations. The true cost and ROI will ultimately depend on individual situations

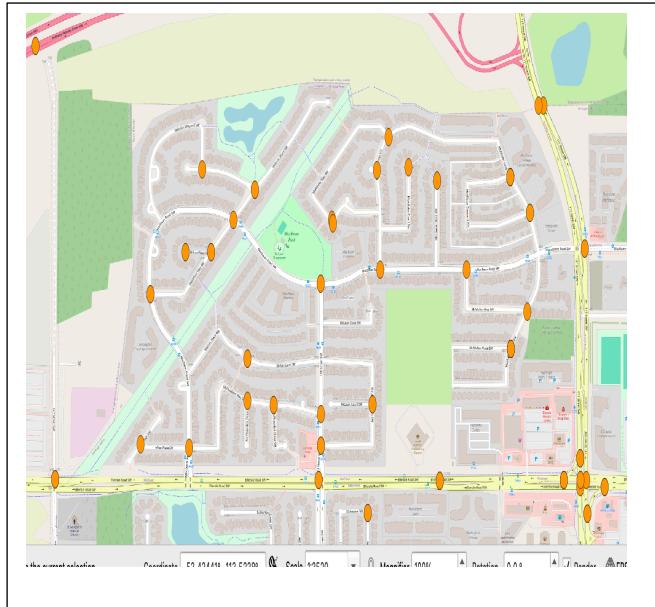
## Schools

Proximity to Schools Rating: 6.5

Edmonton Public Schools

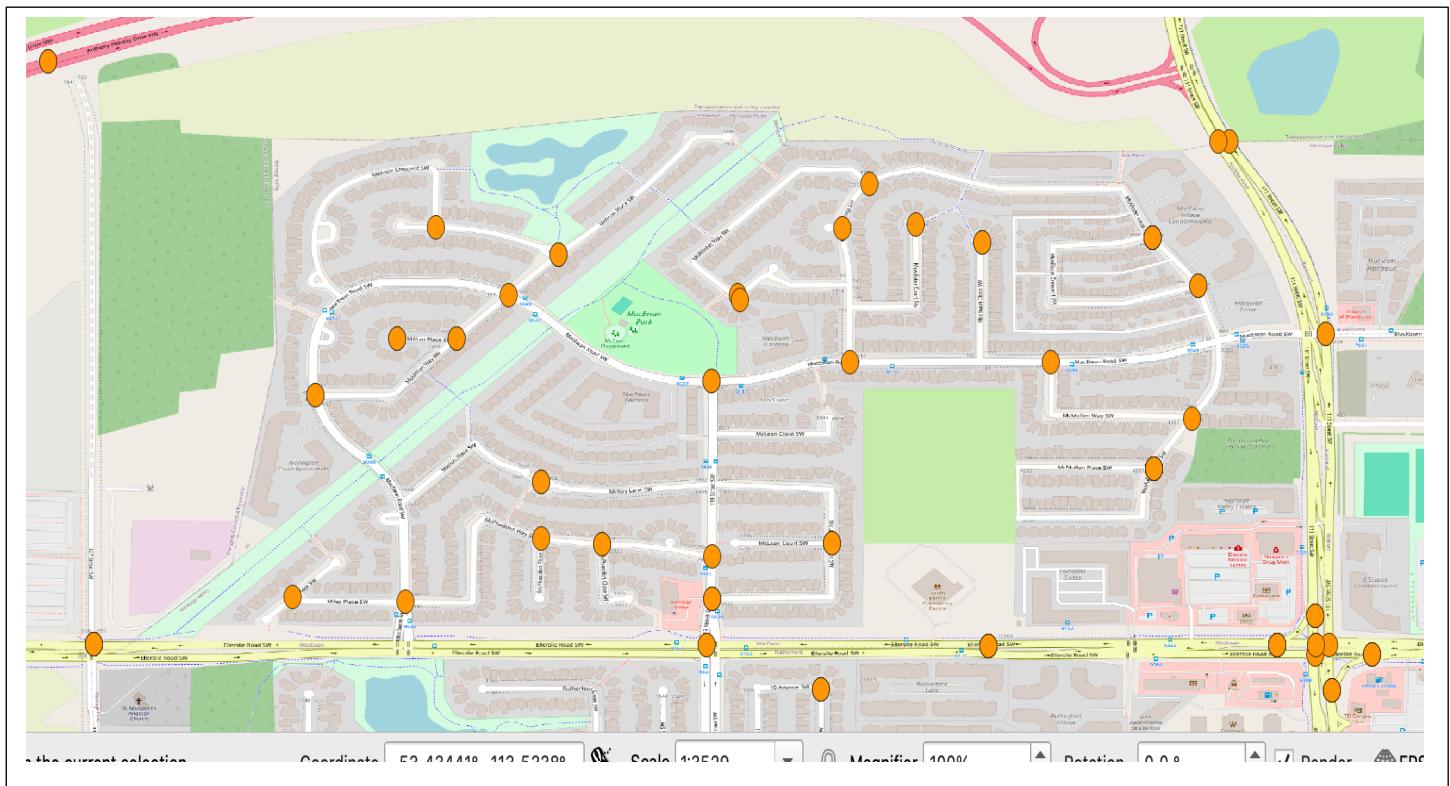
Edmonton Catholic Schools

1- Roberta Macadam's Elementary School  
k-6 25min 15min 10min Rating: 60%



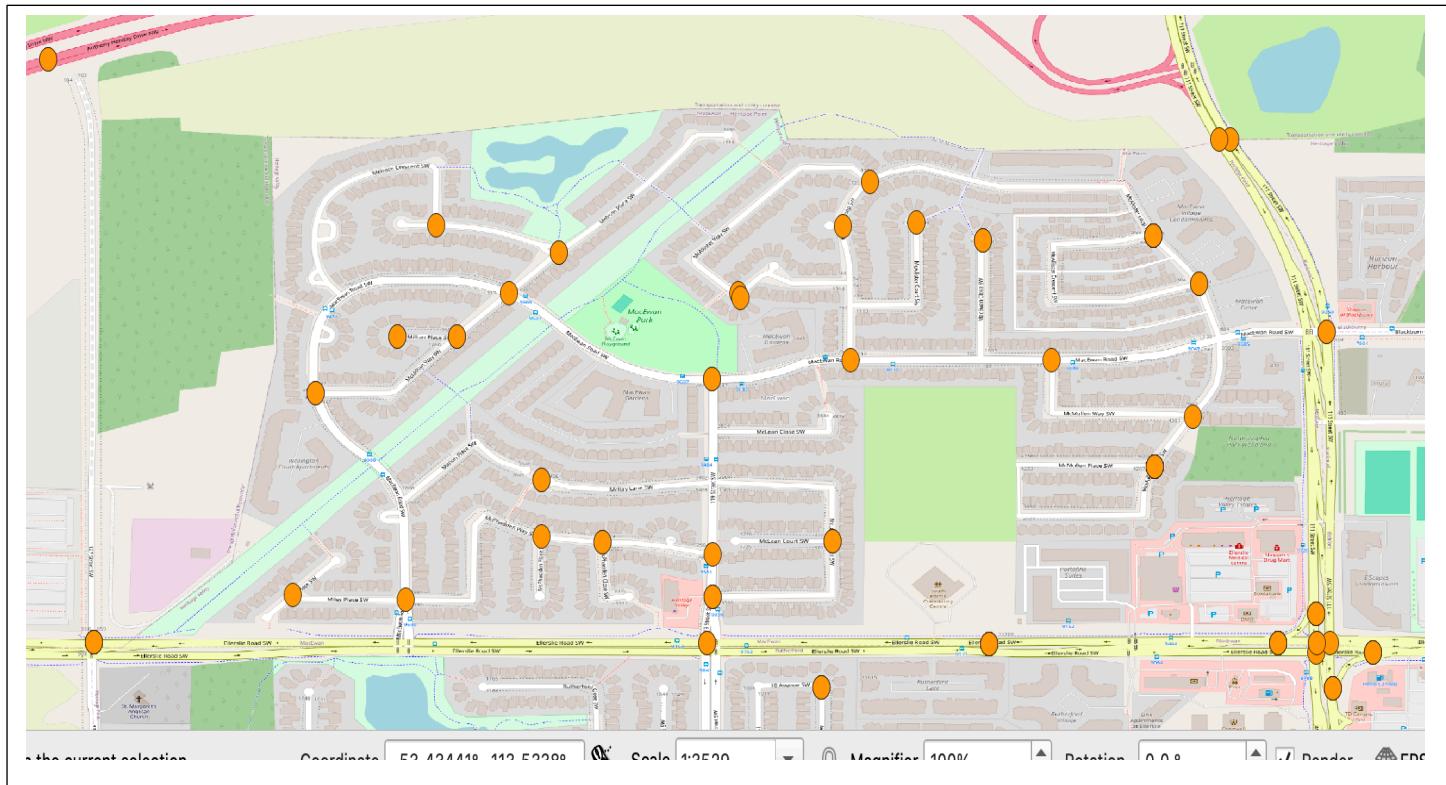
# Parks and Recreation

## Parks, Trails, Sports facilities, clubs.



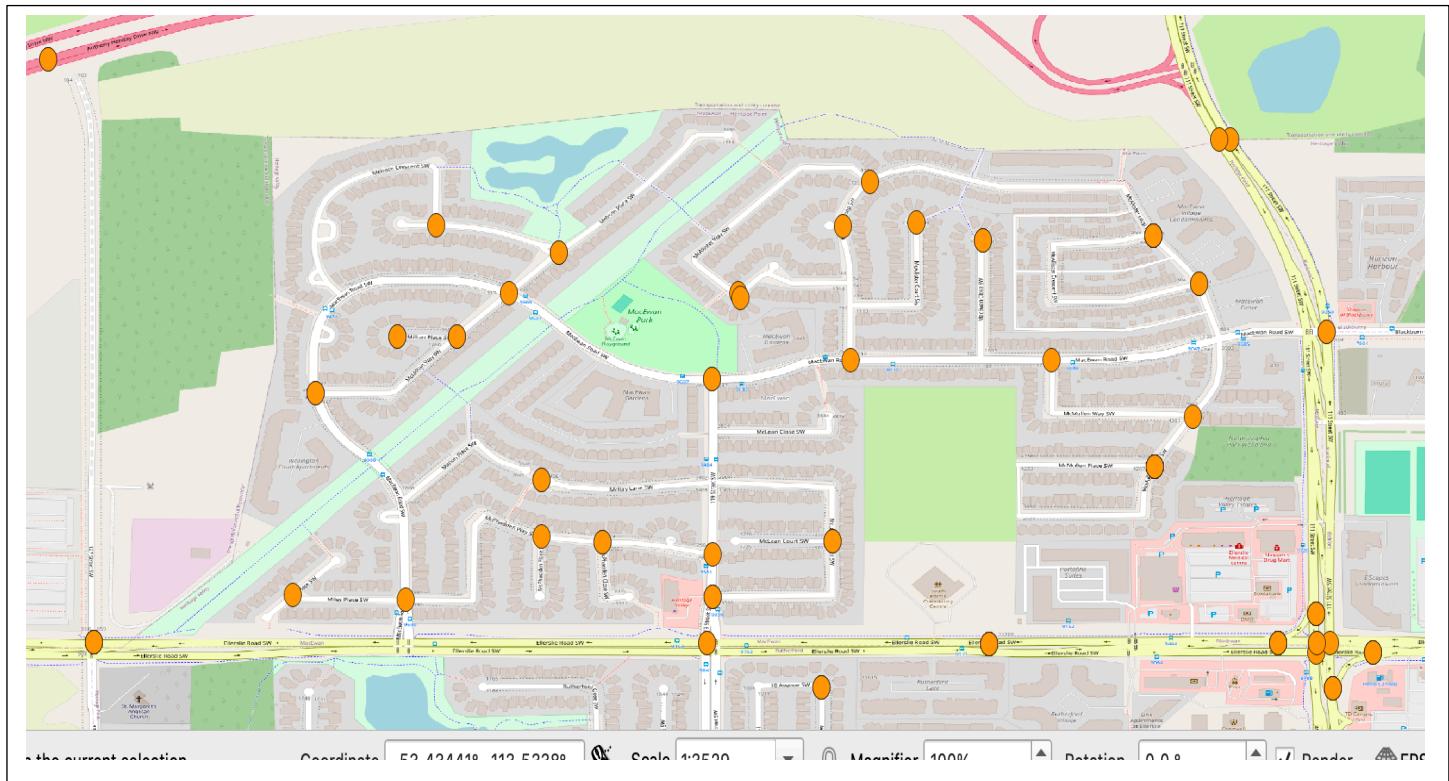
## Amenities

Hospitals, stores, shopping centres, medical clinics

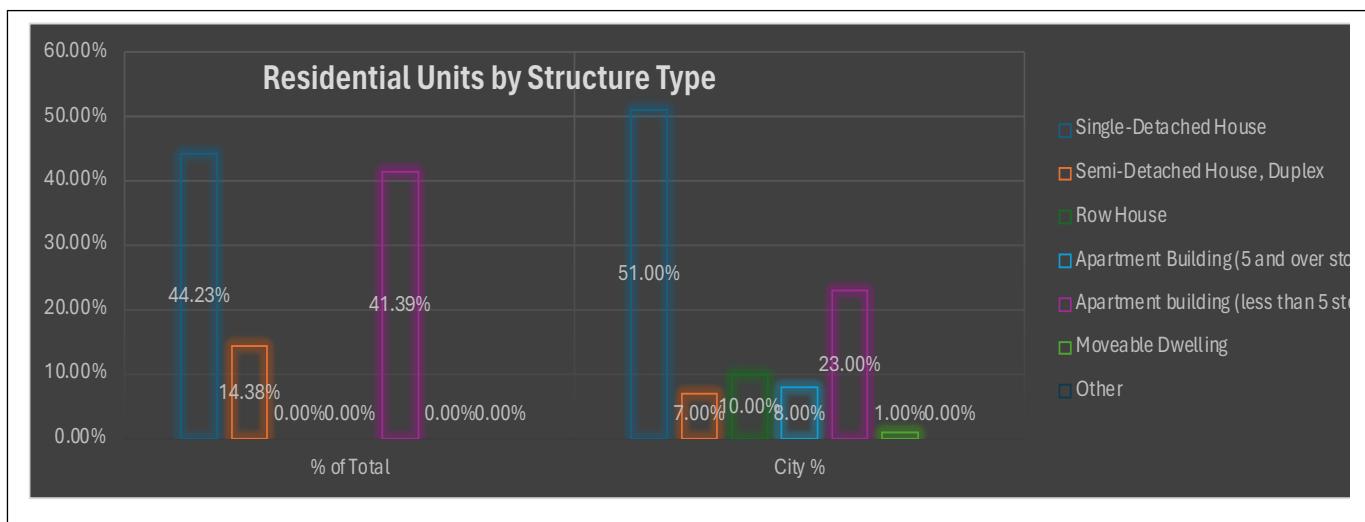
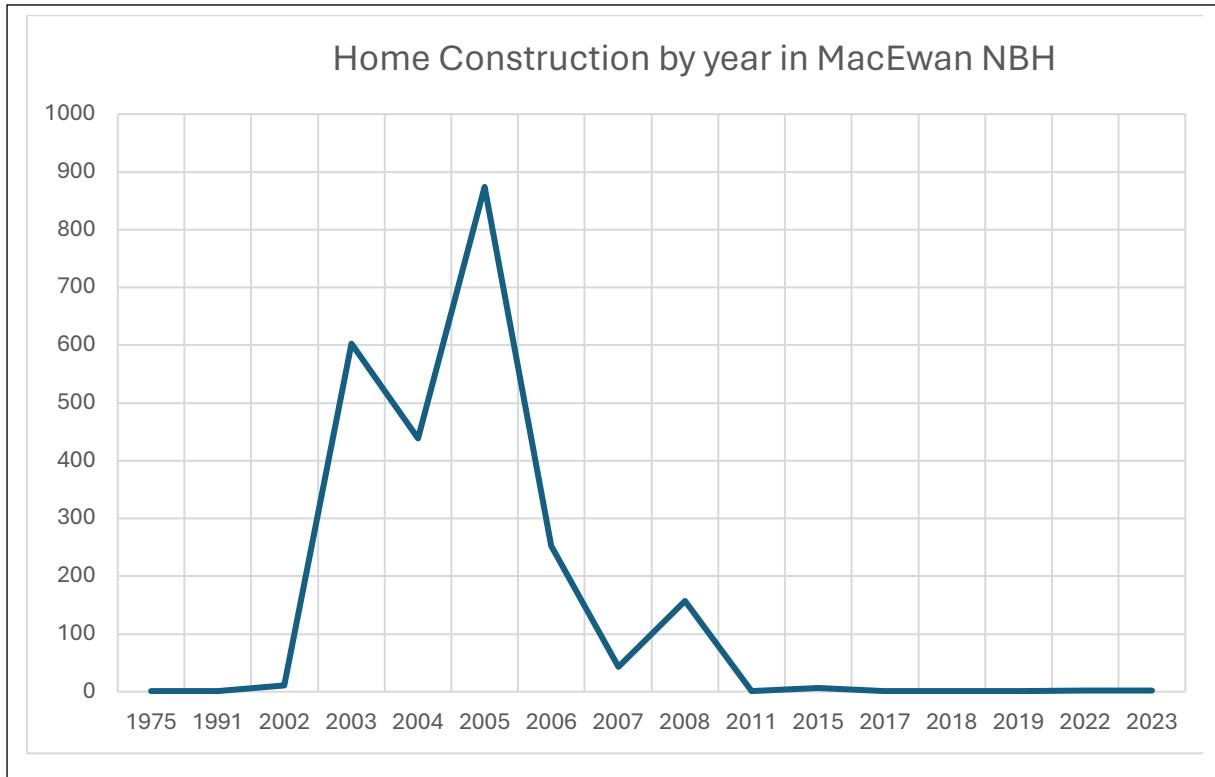


# Neighbourhood Development

Property	Permit Type	Permit Date	Status	Description
myHOME *	No development permits found			
A	Minor development permit	May 14/2018	Approved	To construct interior alterations to a Semi-Detached House (Basement development, NOT to be used as an additional Dwelling).
B	Minor Development Permit	June 5/2018	Approved	To construct interior alterations to an existing Single detached House (Basement development, NOT to be used as an additional Dwelling)
C	Major Development Permit	N/A	Other	To construct exterior alterations to a Multi-unit Housing building (replacement of stucco and concrete block veneer cladding, balcony membrane replacement, water damage repair)



# Neighbourhood Growth

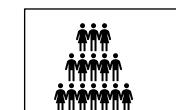


## Who's in the NBH

MacEwan Neighbourhood

43%  
Aged 20-39

52%  
Married



20,200  
Population



48%  
Married  
w/children at  
home



62%  
Have less  
than 3  
people in the  
household

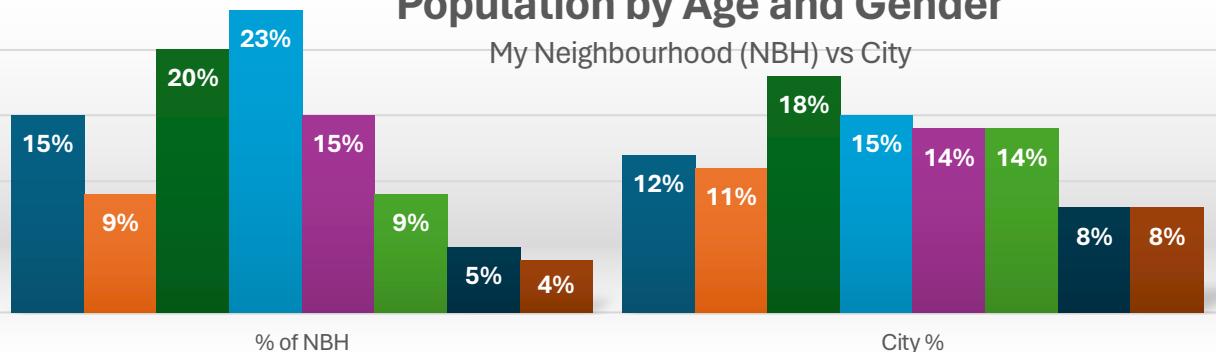


62%  
Have post-  
secondary  
education

### Population by Age and Gender

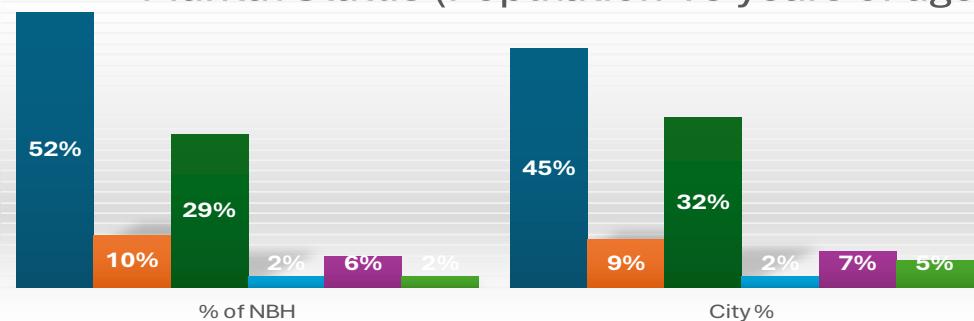
My Neighbourhood (NBH) vs City

- 0-9
- 10-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70+



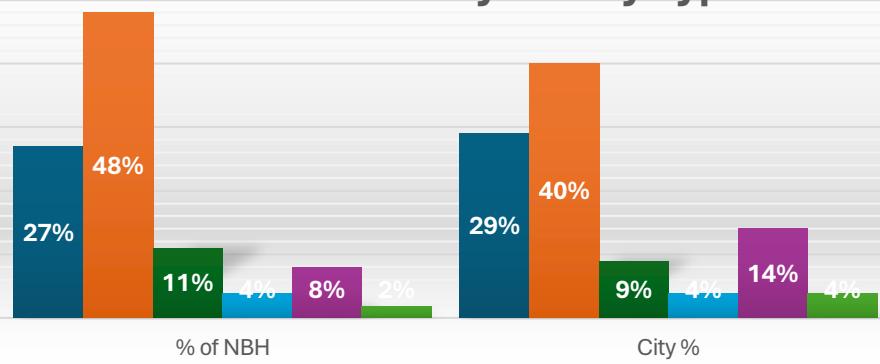
### Marital Status (Population 15 years of age and older)

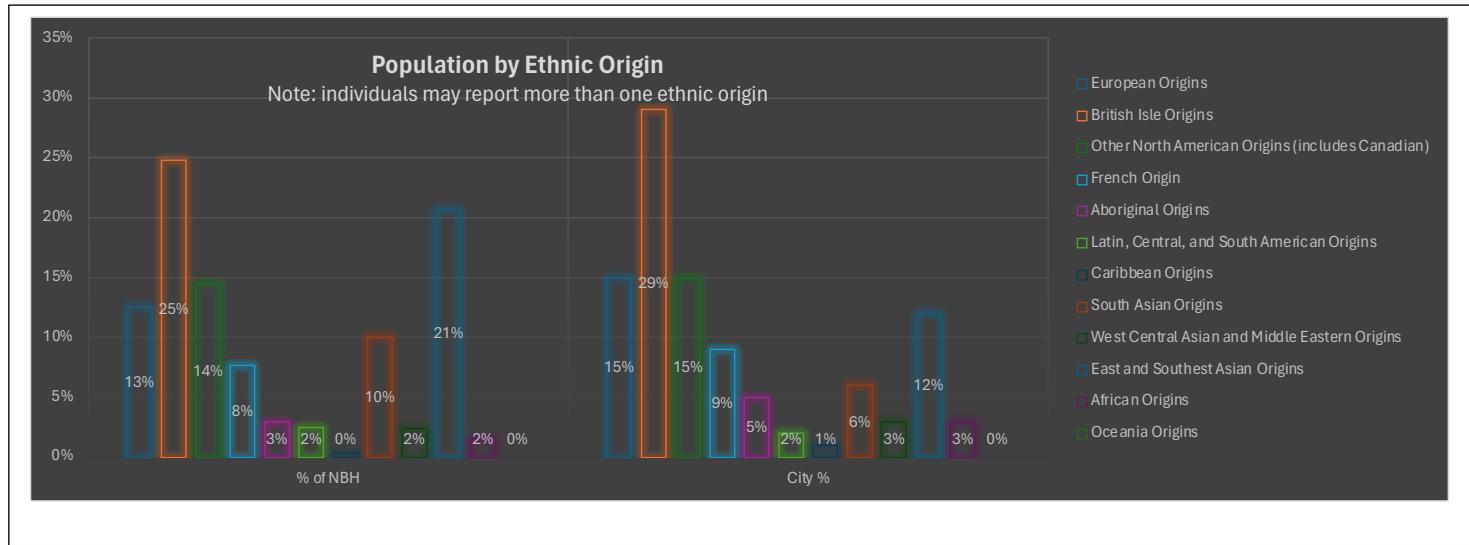
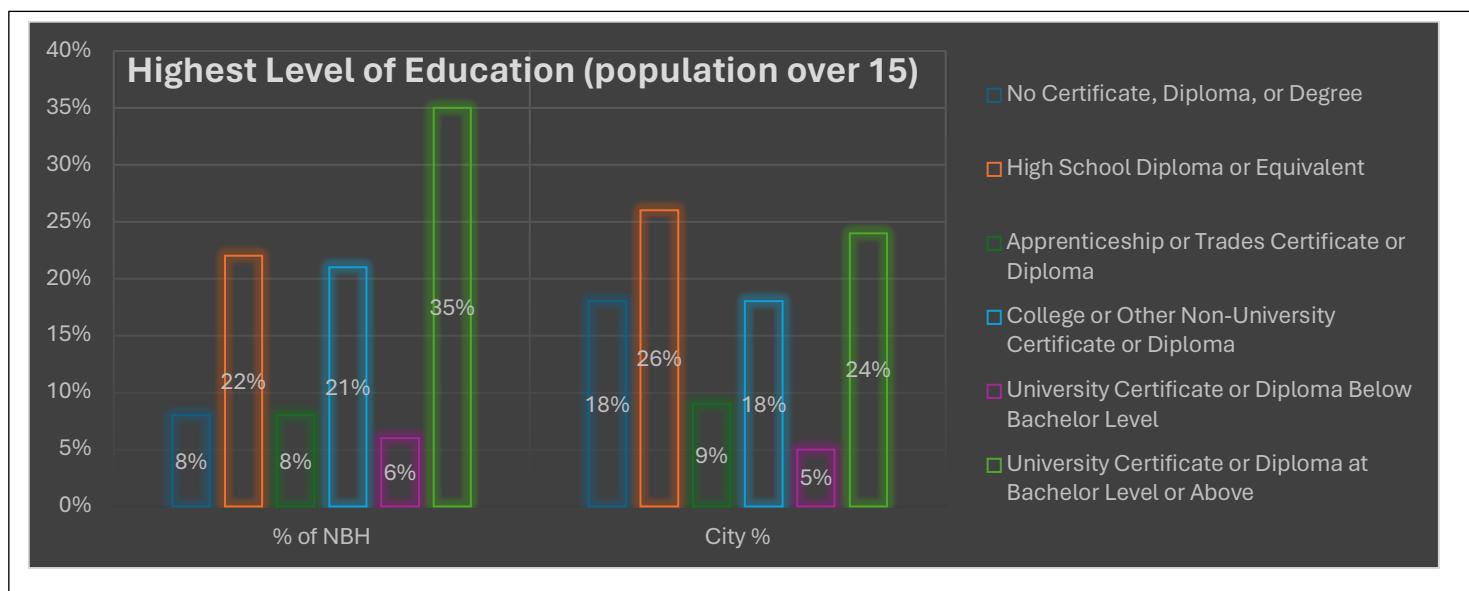
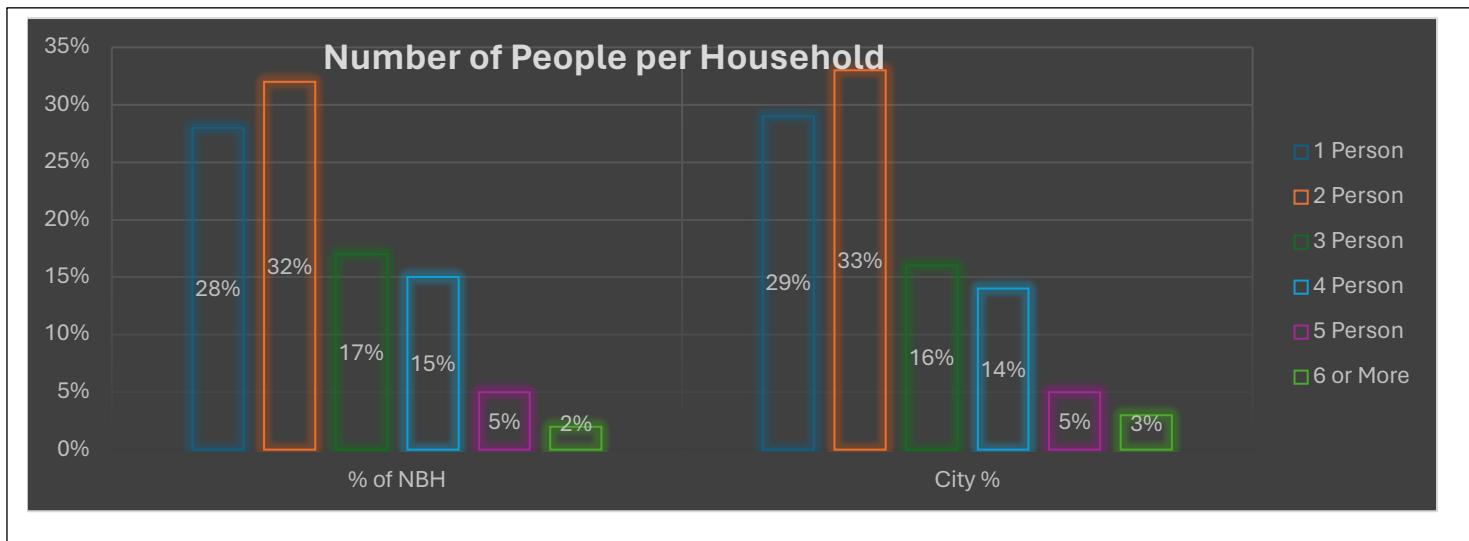
- Married
- Common-Law
- Single (Never been married)
- Separated
- Divorced
- Widowed

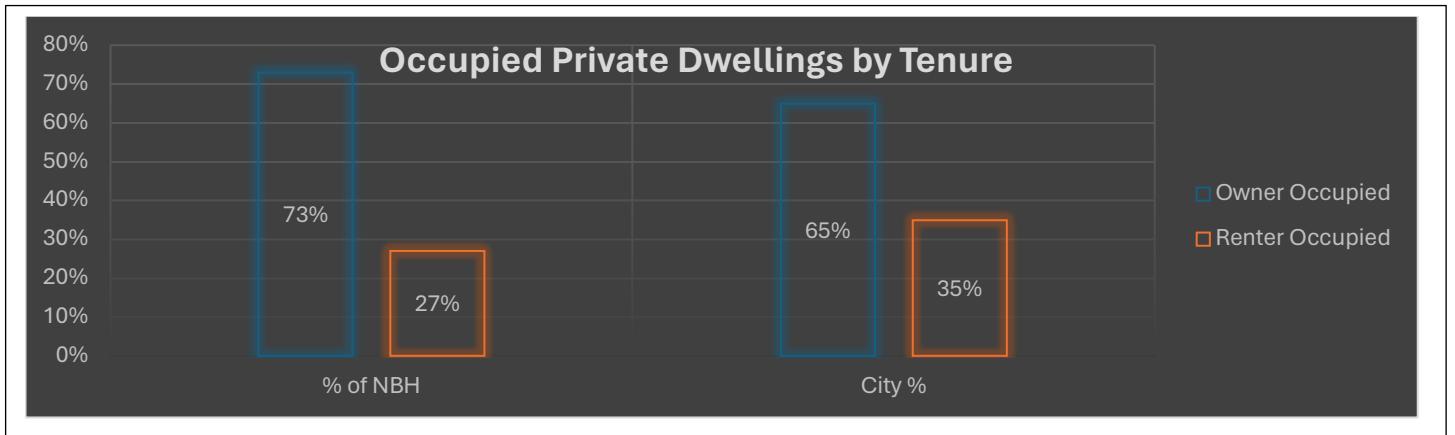
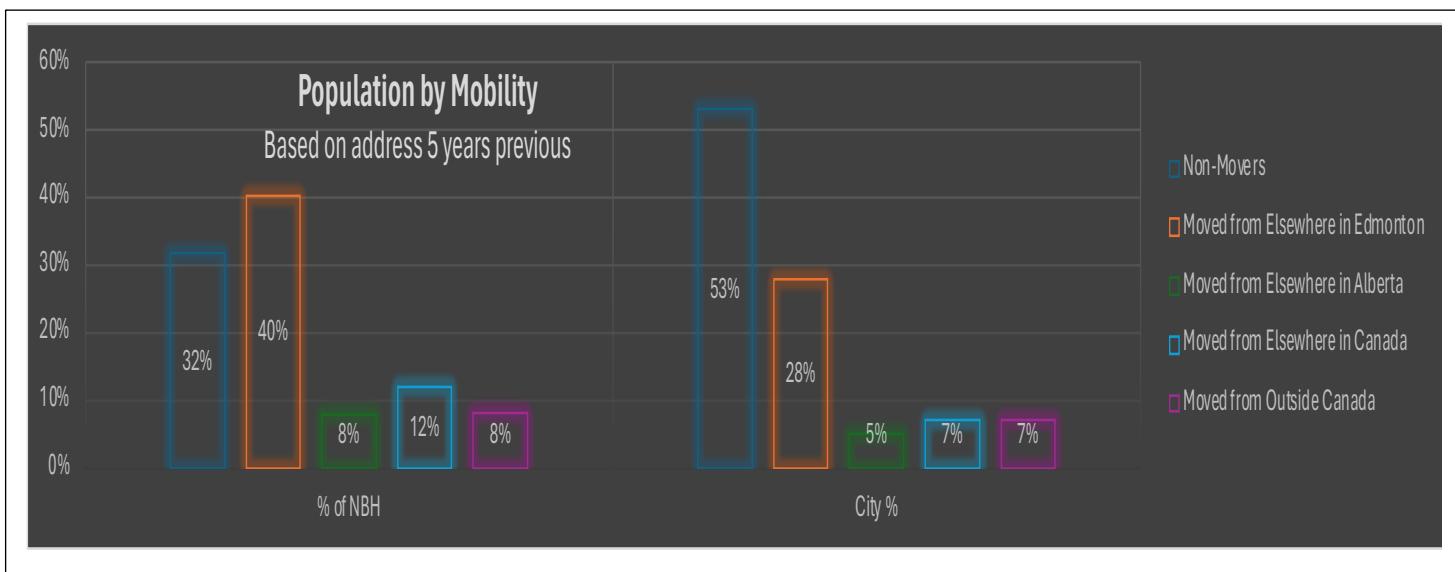
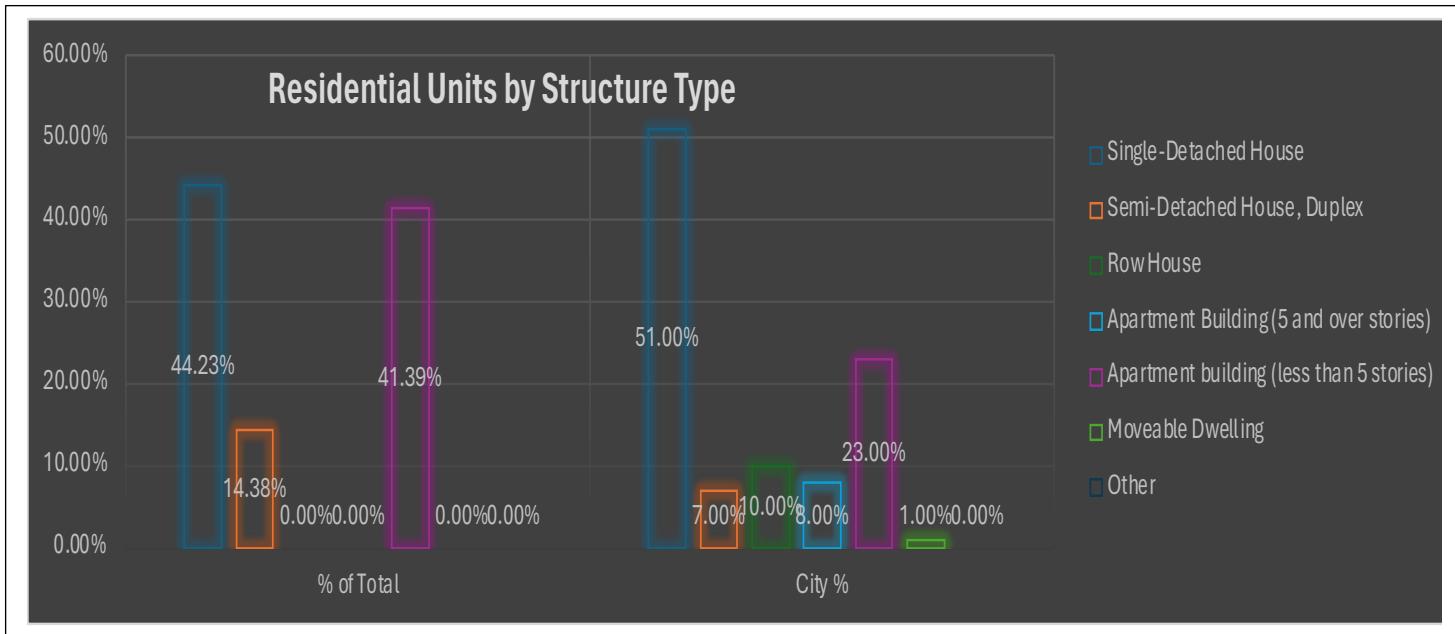


### Households by Family Type

- Married w/o children at home
- Married with children at home
- Common-Law couples w/o children at home
- Common-Law couples with children at home
- Lone Female Parent Families
- Lone Male Parent Families







## The Orteego Location Score

	Score	
Near Me Score	40	Above average proximity to amenities
Property Crime	40	Below average property crime
Violent Crime	40	Below average violent crime
Flood Risk	40	Low flood risk
Transit Score	40	Average accessibility to transit
Air Quality	40	Above average air quality