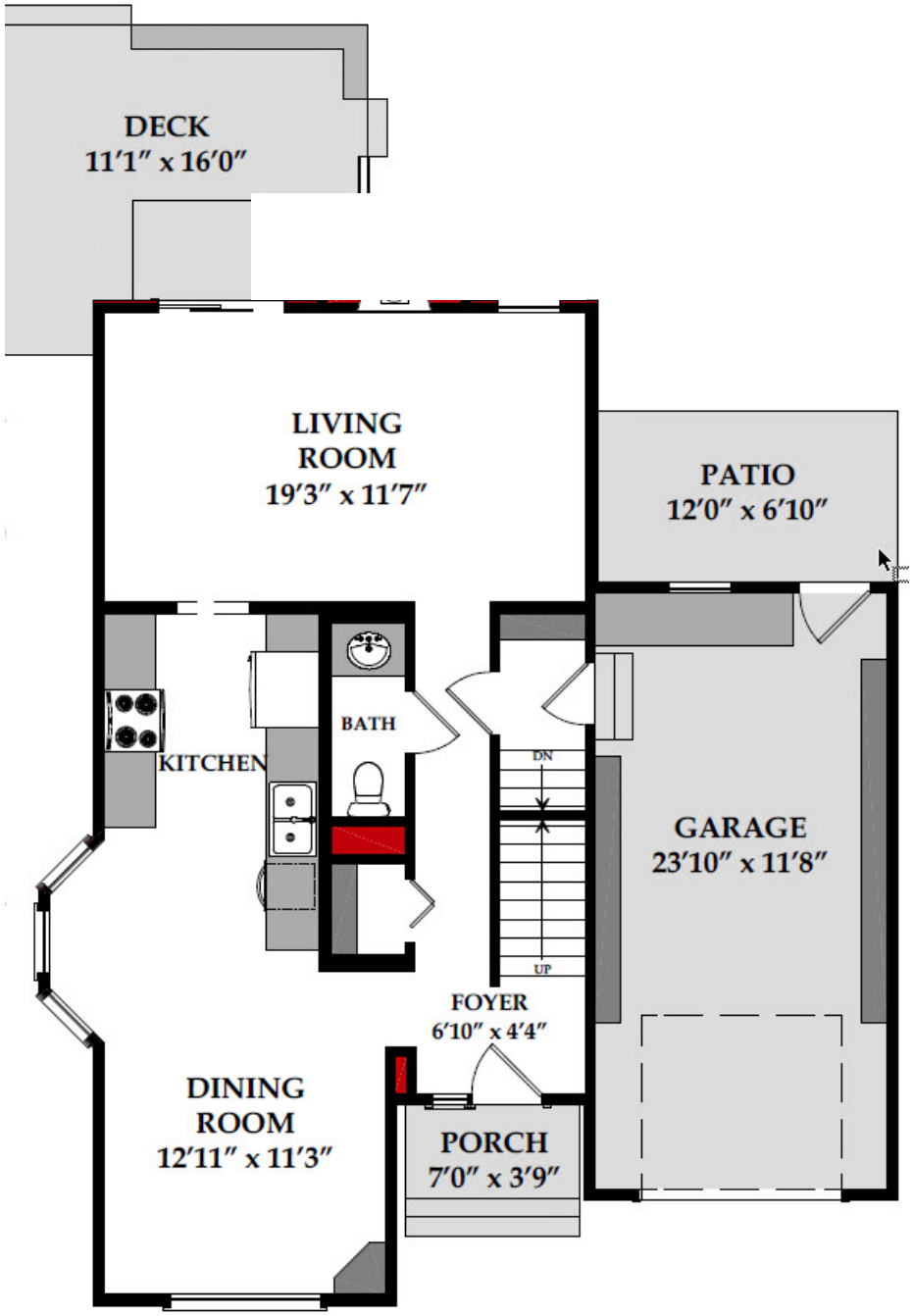
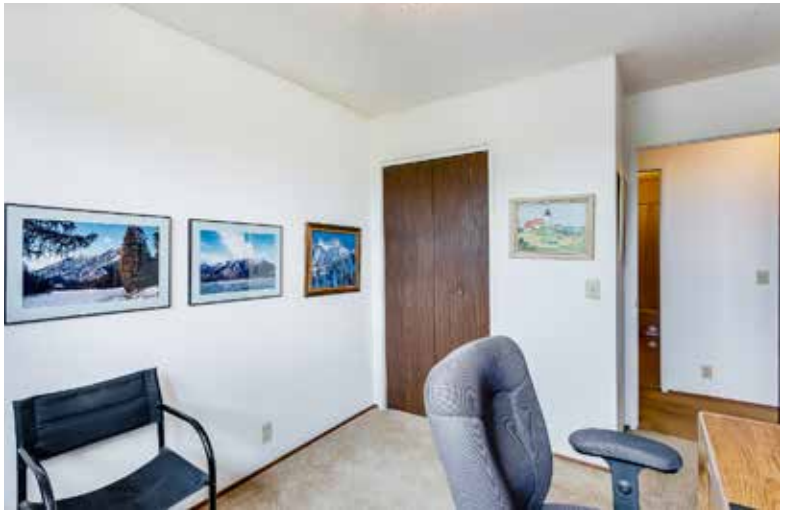
188 BEDDINGTON CIRCLE NE

Excellent Opportunity! Well-Maintained Two-Story Beddington Home

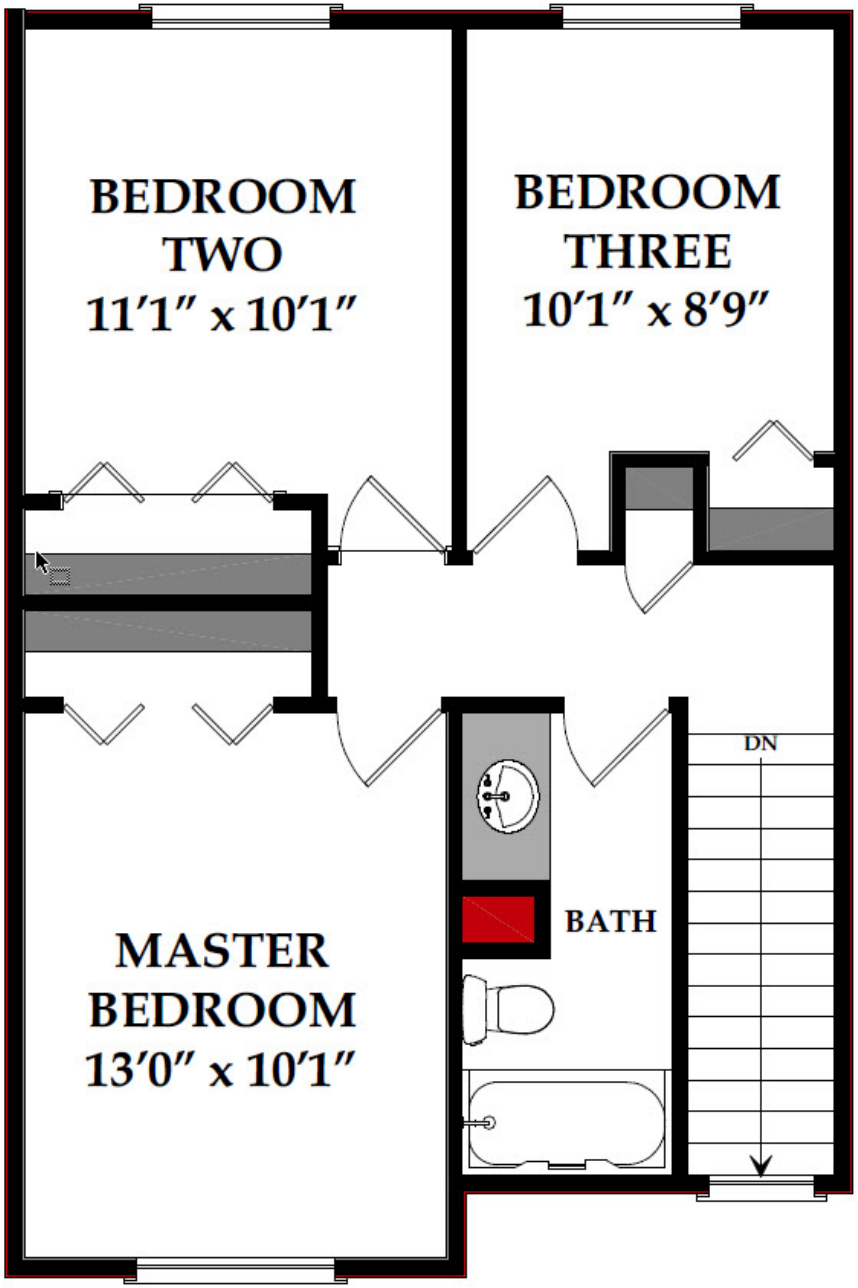
3 BEDROOMS | 2 BATHROOMS

MAIN FLOOR PLAN – TOTAL 747 SQ FT

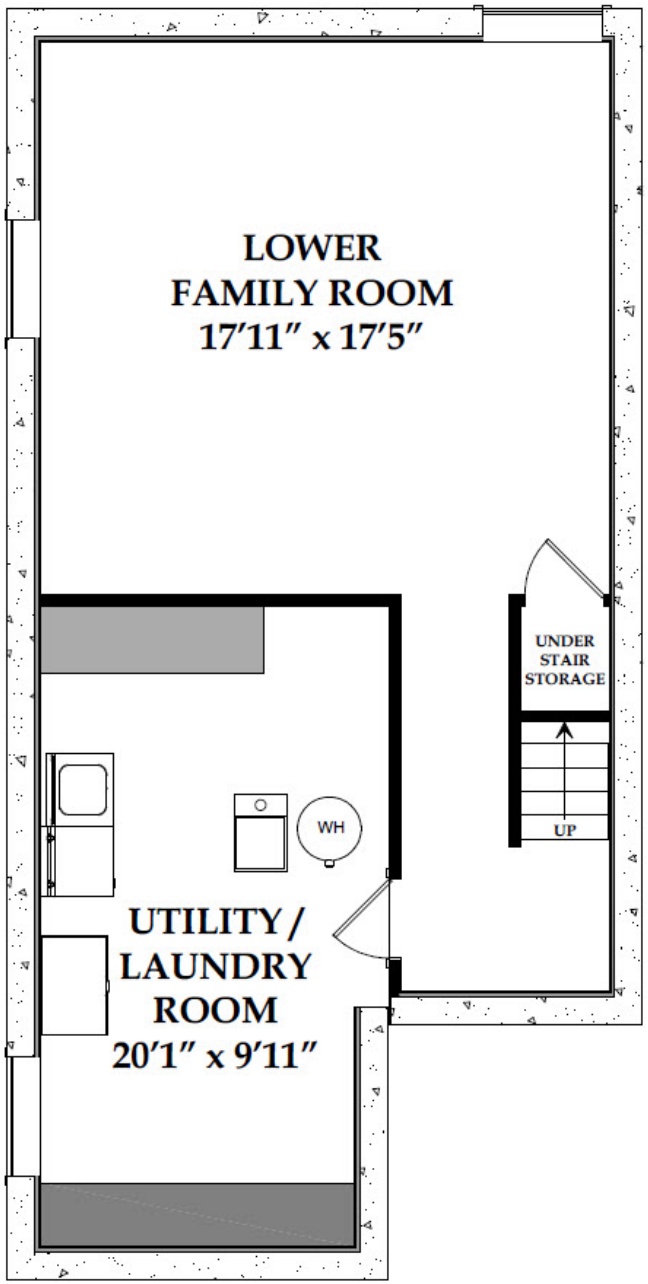




UPPER LEVEL FLOOR PLAN – TOTAL 579 SQ FT

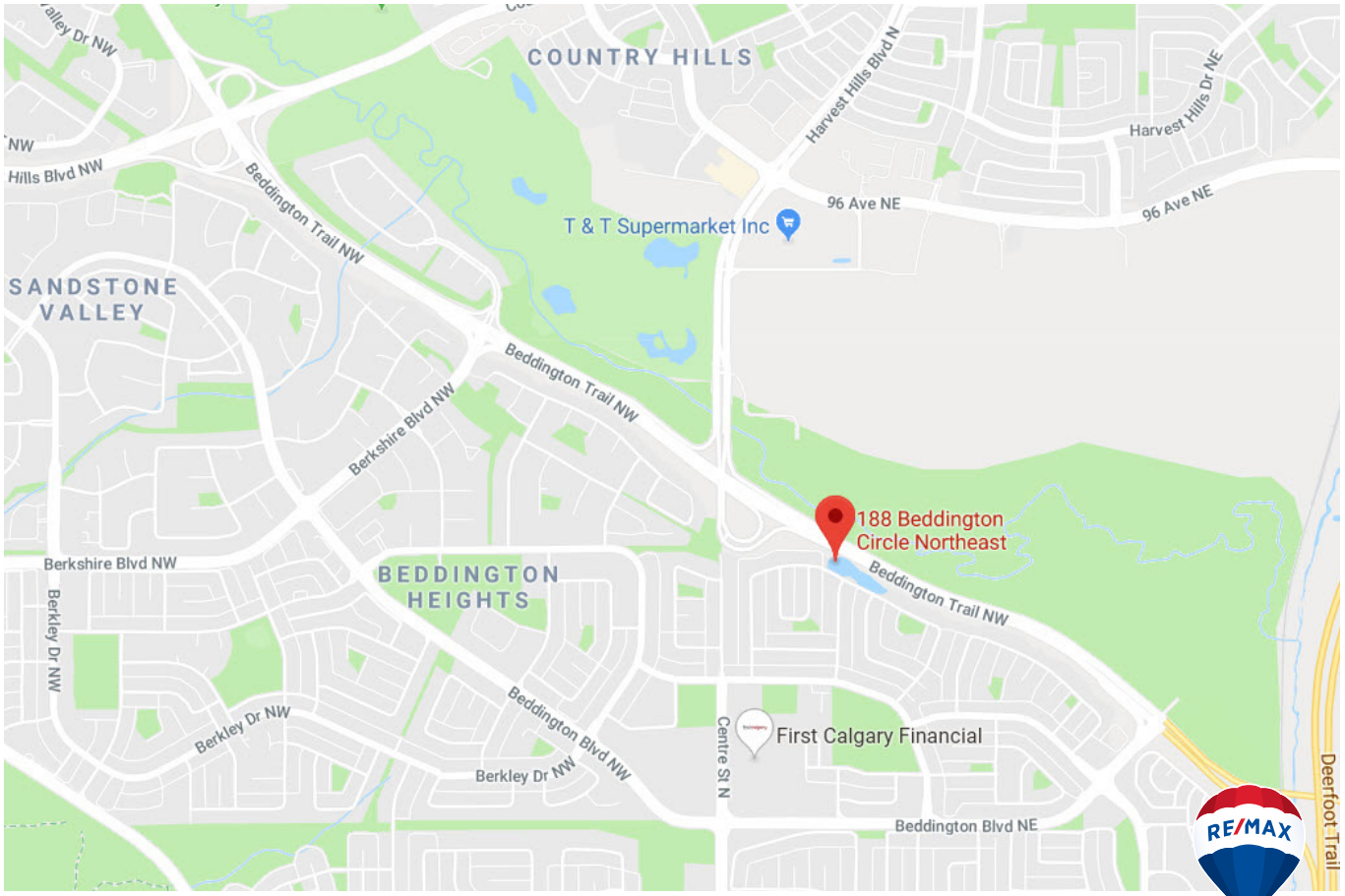


BASEMENT LEVEL FLOOR PLAN – TOTAL 733 SQ FT

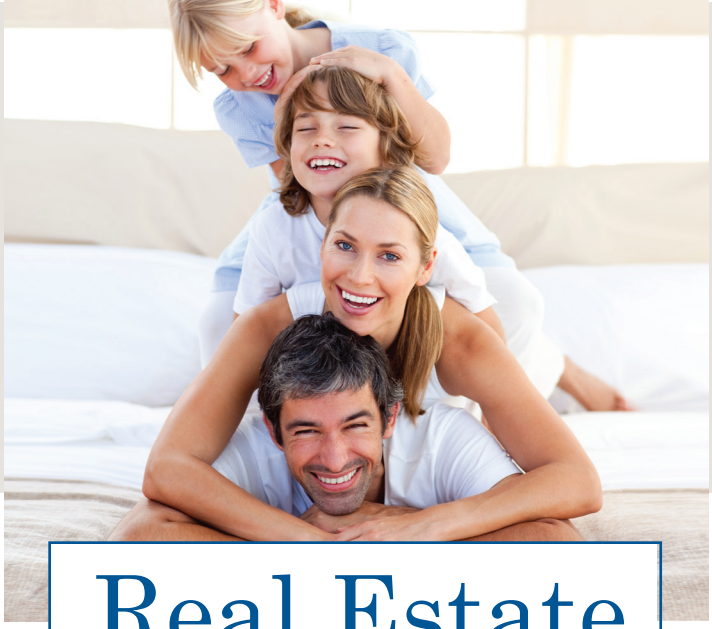


PROPERTY DETAILS

Taxes $2,142 - 2018
Roof Asphalt Shingles
Hot Water New 2015
Heating Original Furnace
Year Built 1982
Lot Size 40’ 9” x 137’ 10” (12.42m x 42m).
Land Use R-C1
Style 2 Storey - 1,326 SF
Parking Single Attached
Inclusions Fridge, Stove, Dishwasher, Hood Fan, Washer & Dryer, Garage Opener 2 Controls



Deric A. Burton 403.248.4000 | deric@dericburton.com
REALTOR
RE/MAX Real Estate (Central)



Real Estate

It's not about properties, It's about people™

Watch the film at dericburton.com

One of the best negotiators!
As the owner of a competing real estate company, I have found Deric Burton to be fair, ethical and one of the best negotiators I have ever met.
Owner, Competing Real Estate Firm

Thanked by my clients!
I have been referring clients to Deric for years. Without exception my clients have been dealt with honestly and professionally. I am constantly thanked by my clients for the effort and skilled negotiating Deric displayed on their behalf.
Agent/Owner, Edmonton Company

Our one and only!
Deric treated us better than any other Realtor we have ever worked with. He kept us informed through the transaction, and provided us with some very timely tax advice.
D.S., Vancouver, BC Canada

Sold for more than listed!
It took us 3 realtors, but we think we have finally found a truly professional and honest realtor.
G.V., Calgary, AB Canada

Sold in 1 day!
The sale resulted in $6,000 more money than what we thought we would get. It was the most stress free move ever. We owe you a million thanks.
W.A., Calgary, AB Canada

When retired Realtors are calling Deric...
I am a retired Realtor with over 37 years Experience in Calgary. Deric is now my 'Realtor.' He has been strategically advising and helping me to sell my properties. I think it says a lot about Deric when his former competitors call him to look after selling their properties. I have hired Deric because over all those years I was in the business he consistently stood out. Deric's business etiquette and human decency to everyone he meets is amazing to see.
L.S., Calgary, AB Canada

Our daughter insisted that we call Deric!
We are so glad we did. We sold our home that we have lived in for the last 42 years. We are in our 80's, and that is stressful but, Deric helped reduce our stress levels by looking after every detail. We were shocked when Deric sold our home for $96,000 more than what 2 'area experts' said it would sell for.
E.M., Calgary, AB Canada

Unique marketing ideas!
Deric's ideas and detailed plan proved to be extremely effective and pivotal in selling our home in such a short time and we obtained a much higher sale price. Having Deric negotiating on our behalf was truly well worth the money.
B.P., Calgary, AB Canada

Smooth sale & happy tenants!
We were so pleased how smooth this sale took place and then a phone call from our tenants telling us how respectfully and professionally you treated them simply added to our overall confidence in you.
D.C., London, England

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