



PLOT PLAN

Description of Property	
Lot:	13
Block:	89
Plan:	072 8850
Civic Address: 157 Northbend Drive, Wetaskiwin, AB	
Date of Survey:	March 7, 2023
Title Number:	232 066 867
Owner:	Helmut & Marion Neidner
Zoning:	R1- Single Dwelling Residential
Site Details:	
Dwelling Model: One Storey with Attached Garage	
Main Floor 1.21m above edge of sidewalk. Height of Principal Building (ground to peak) is 6.28m	
Subfloor Elevation:	759.39
Elevation of Garage Floor at Overhead:	758.80
Elevation of Basement Floor:	756.25
Bottom of Footing Elevation (basement):	755.92
Finished Grade at Front of House:	758.75
Finished Grade at Back of House:	758.55
Jobs: 0.36 Berm. Slab: 0.13 Berm. Wall: 2.76 Footings: 0.20	
See Grading Plan for Grades This plan is subject to approval of local approving authority.	
Notes:	
1. Dimensions are shown in metres and decimals thereof.	
2. Elevations are geodetic and referenced to ASCM 974527.	
3. All Grades are in metres and decimals thereof.	
4. Dimensions on curves are arc distances.	
INTREPID SURVEYS LTD.	
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DWG: 230014-PLOT	Project No. 23-0014
Date: April 18, 2023	Scale: 1:500

157 Northbend Drive Wetaskiwin AB

\$62,900

THE PERFECT SPOT TO BUILD YOUR DREAM HOME! Located in one of the most desirable neighbourhoods in Wetaskiwin! This lot comes in at 577 m², backs onto a massive green space with alley access, west facing backyard, is steps away from the Hospital and an impressive walking and bike trail system. Seller has plans of a gorgeous 1600 square-foot bungalow that are available to the buyer. Amazing value, the perfect investment for the future!

Listing Presented By:



Originally Listed by:
RE/MAX Discover

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