

RESIDENTIAL

#35 16728 115 ST NW

ACTIVE**LP: \$278,888**

Property Class: Condo
Area: Edmonton
Community: Canossa
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 0324928 **Blk:** 18 **Lot:** **Unit:** 35 **UF:**
Linc #: 0030124762
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers.

AMAZING PROPERTY, Grand Entrance with 18' OF FLOOR TO CEILING WINDOWS, OVER 1800SQFT OF LIVING SPACE. 3 Bedroom, 3 BATH townhouse will blow you away. HARDWOOD FLOORS throughout the main floor with SEPARATE DINING ROOM with a KITCHEN THAT'S INCREDIBLY FUNCTIONAL with great counter space and tons of storage. Separate Breakfast Table area is great for everyday life. THE MASTER IS LARGE, looks onto the green space and has a FANTASTIC WALK IN WITH BUILT IN CLOSET STORAGE. The second Bedroom is good size with a great walk in closet too!! THE BASEMENT WAS RENOVATED IN 2012 and shows very well. Laminate Flooring Full Bathroom (with heated floors), Bedroom and Office too. The place has the Best Location in the Complex BACKING ON TO A LARGE PRIVATE GREEN SPACE.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	1	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:	3						Main Level:
Living Rm:	16.1x13.5			Master Bdrm:	12x11.8	U	Storage Room	2.31x1.65	B					Upper:
Dining Rm:	9.7x9.5			Bedroom 2:	12.6x9.5	U	Laundry Room	2.46x2.11	B					Above Grade:
Kitchen:	9.5x9.1			Bedroom 3:	2.69x2.46	B								Lower Level:
Family Rm:	6.05x3.15	B		Bedroom 4:										Below Grade:
Den:	2.46x2.44	B		Bonus Rm:										Total A.G.: 116.80 1,257.24

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Hardwood, Laminate Flooring
				Goods Excluded:	
Goods Included:	See Remarks			Lot Shape:	
				Front Exp:	SE
Site Influences:	Cul-De-Sac, Flat Site, Landscaped, Private Setting, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$2,046 / 2015 LI/Yr: 0 /
Parking:				Zoning:	RF5
Virtual Tour:				Elem. School:	http://malmo.epsb.ca/
Brochure:				Jr High School:	https://www.ecsd.net/schoo
				Sr High School:	http://www.archbishoplear
				Other School:	

Condo Name:	Castlewood Village	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Reg Size:	116.80 (M)	Reg Size	See Remarks						
Condo Fee:	1	Condo Fee Incl:	See Remarks						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Megan Winfield	Appointment:	Call Lister, Ksafe-Call Before Showing, Must Confirm
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben Oosterveld - Ph: 587-269-3333	Listing Date:	2/4/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller
List Agent 2:		Possession:	Seller
List Firm 2:		Possession Days:	30
		DOM:	0
		Possession Notes:	Negotiable
		Co-Operating Commission:	3.5/100 & 1.5/B

Pending Date:		Sold Date:		Input Date:	2/4/2016 11:22 AM
		Sold Price:		Expiration	6/30/2016

Seller Agent: **Seller Agent 2:**
Seller Firm: **Seller Firm 2:**

02/04/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0