

## RESIDENTIAL

## 4 DORIAN WY

## ACTIVE

LP: \$479,900



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Davidson Creek  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 0728745 **Blk:** 37 **Lot:** 31 **Unit:** **UF:**  
**Linc #:** 0032752438  
**Title to Land:** Fee Simple **Ownership:** PRIV  
**Exclusion Y/N:** N **SRR:** N **Disc:** **Conform:**  
**Warranty:** **Restrictions:** N-KNW



\*\*Need enough notice for clients to remove dog from house. Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. \*\*Key Box on side of house\*\*

Beautifully built two-story in a PERFECT NEIGHBORHOOD. Walk in to this well laid out OPEN CONCEPT home with HIGH END FINISHES LIKE HARDWOOD, STAINLESS STEEL APPLIANCE GRANITE COUNTER TOPS and more! Kitchen has A TON OF CUPBOARD SPACE and an insanely handy WALKTHROUGH PANTRY with built in shelving on through to THE MAIN FLOOR LAUNDRY and beside it a conveniently located bathroom. This home is extra great with its AIR CONDITIONING and DOUBLE ATTACHED GARAGE so the Alberta elements will never bother you! Upstairs you walk in to a LARGE BONUS/FAMILY ROOM followed by two great sized bedrooms, and a four piece bath. Then there is THE MASTER! This master is stunning WITH ENOUGH ROOM TO FIT EVEN A SITTING CHAIR FOR SOME QUIET TIME and AN ENSUITE TO DIE FOR WITH A LARGE CORNER TUB! Out back is a large DECK, AND FULLY FENCED YARD that has a HUGE DOUBLE GATE off of the back lane. This place is amazing for so many reasons including its unfinished basement that is a fresh slate to do whatever you want!

	<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>Finished Levels:</b> 2
<b>Baths:</b>	0	1	0	1	0	0	<b>Ensuite Bath:</b>	0	0	0	1	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	3		<b>Total Bdrms:</b>	3						<b>Main Level:</b>
<b>Living Rm:</b>			M	<b>Master Bdrm:</b>										<b>Upper:</b>
<b>Dining Rm:</b>				<b>Bedroom 2:</b>										<b>Above Grade:</b>
<b>Kitchen:</b>			M	<b>Bedroom 3:</b>										<b>Lower Level:</b>
<b>Family Rm:</b>				<b>Bedroom 4:</b>										<b>Below Grade:</b>
<b>Den:</b>			M	<b>Bonus Rm:</b>										<b>Total A.G.:</b> 199.27 2,144.94

<b>Fireplace Y/N:</b> Y	<b>F/P Fuel:</b> Gas	<b>Fireplace Type:</b> Mantel, Tile Surround
<b>Heating:</b> Forced Air-1	<b>Heat Fuel:</b> Natural Gas	<b>Roof Type:</b> Asphalt Shingles
<b>Construction:</b> Wood Frame	<b>Foundation:</b> Concrete	<b>Basement:</b> Full / Unfinished
<b>Exterior:</b> Brick, Vinyl		<b>Sec Suite Y/N:</b> N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b> See Remarks		<b>Flooring:</b> Carpet, Ceramic Tile, Hardwood
		<b>Goods Excluded:</b> Hot Tub
<b>Goods Included:</b> Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings		<b>Lot Shape:</b> Rectangular <b>Lot SqM:</b>
		<b>Front Exp:</b> S <b>Unit Exp:</b>
		<b>Frontage:</b> <b>Depth:</b>
<b>Site Influences:</b> Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		<b>Tax Amt/Yr:</b> \$3,597 / 2015 <b>LI/Yr:</b> /
		<b>Zoning:</b>
<b>Parking:</b> Double Garage Attached, Over Sized		<b>Elem. School:</b> <a href="http://lakelandridge.ca/">http://lakelandridge.ca/</a>
<b>Virtual Tour:</b> <a href="https://youtu.be/lW-fs0MjH-I">https://youtu.be/lW-fs0MjH-I</a>		<b>Jr High School:</b> <a href="http://lakelandridge.ca/">http://lakelandridge.ca/</a>
<b>Brochure:</b> <a href="https://youtu.be/lW-fs0MjH-I">https://youtu.be/lW-fs0MjH-I</a>		<b>Sr High School:</b> <a href="http://salcomp.ca/">http://salcomp.ca/</a>
		<b>Other School:</b>

<b>Condo Name:</b>	<b>Total Units:</b>	<b>Total Floors:</b>	<b>Floor</b>	<b>Floor #:</b>
<b>Encl Parking:</b>	<b>Parking Unit:</b>	<b>Park Plan Type:</b>	<b>Park Plan Desc:</b>	
<b>Condo Fee:</b>	<b>Condo Fee Incl:</b>			
<b>HOA Fee:</b>	<b>HOA Fee Incl:</b>			

<b>Seller Name:</b> Richard and Tara Macdonell	<b>Appointment:</b> Must Confirm Appointment
<b>Appt Name:</b> Team Oosterveld	<b>Appt Phone:</b> 587-269-3333
<b>List Agent:</b> Ben S Oosterveld - Ph: 587-269-3333	<b>Listing Date:</b> 9/16/2016
<b>Agent E-mail:</b> ben@teamoosterveld.com	<b>Agent URL:</b> <a href="http://www.teamoosterveld.com">http://www.teamoosterveld.com</a>
<b>List Firm:</b> Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b> Seller <b>DOM:</b> 18
<b>List Agent 2:</b>	<b>Possession:</b> <b>Possession Days:</b> 30 <b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>	<b>Co-Operating Commission:</b> 3.5/100K & 1.5/B

<b>Pending Date:</b>	<b>Sold Price:</b>	<b>Input Date:</b> 9/16/2016 10:58 AM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration:</b> 12/16/2016
<b>Seller Agent:</b>	<b>Seller Agent 2:</b>	
<b>Seller Firm:</b>	<b>Seller Firm 2:</b>	

10/04/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0