

**RESIDENTIAL**

**16 HIGH RIDGE CR**

**ACTIVE**

**LP: \$659,000**



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Heritage Point  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 8622026     **Blk:** 302     **Lot:** 45     **Unit:**     **UF:**  
**Linc #:** 0010499739  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N     **SRR:** N     **Disc:**  
**Warranty:**

**Listing ID#:** E4016453  
**Postal Code:** T8A 5E6  
**Zone:** Zone 25  
**Year Built:** 1986  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



Seller is licensed realtor in the province of Alberta. Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers.

Open 18 foot ceiling looking at a spectacular brand new iron/wood stair case with an open loft. The MASTER BEDROOM IS MASSIVE and has its own private deck. The Massive Ensuite is renovated the with Jacuzzi tub, Glass Shower his and her sinks. The Bedrooms upstairs are huge with lots of storage. The main bath is renovated with another Jacuzzi tub. 60% OF ALL WINDOWS HAVE BEEN REPLACED. The kitchen is amazing and perfect with tons of counter space, storage, built in Oven , Gas Stove top and grill. The Family Room has updated stone fireplace with marble base. The Basement has separate laundry , and a separate kitchen , 1 bedroom and 2 dens AMAZING HOUSE!!! Highest Location Sherwood Park ...SEE WEST FOR MILES .....WALKOUT BASEMENT looking onto an LARGE yard. Low cost heating system with room by room zone controls. Life time concrete shingles Over 4000sqft of renovated living space on 3 levels.

	<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> 3
<b>Baths:</b>	0	1	1	0	0	0	<b>Ensuite Bath:</b>	0	0	1	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	3		<b>Total Bdrms:</b>	4						<b>Main Level:</b>
<b>Living Rm:</b>	5.48x4.10		M	<b>Master Bdrm:</b>	6.01x5.40	U	<b>Loft</b>	3.91x3.60	U					<b>Upper:</b>
<b>Dining Rm:</b>	4.64x4.04		M	<b>Bedroom 2:</b>	4.34x4.64	U	<b>Recreation Room</b>	5.10x4.04	B					<b>Above Grade:</b>
<b>Kitchen:</b>	4.77x3.48		M	<b>Bedroom 3:</b>	4.34x4.18	U	<b>Second Kitchen</b>		B					<b>Lower Level:</b>
<b>Family Rm:</b>	4.98x4.38		M	<b>Bedroom 4:</b>		B	<b>Laundry Room</b>		M					<b>Below Grade:</b>
<b>Den:</b>				<b>Bonus Rm:</b>										<b>Total A.G.:</b> 267.00     2,873.99

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<b>Heating:</b>	Hot Water	<b>Heat Fuel:</b>	Natural Gas	<b>Roof Type:</b>	Concrete Tiles
<b>Construction</b>	Wood Frame	<b>Foundation:</b>	Concrete	<b>Basement:</b>	Full / Fully Finished
<b>Exterior:</b>	Brick, Stucco			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b> N
<b>Features:</b>	Patio, Walkout Basement, See Remarks			<b>Flooring:</b>	Ceramic Tile, See Remarks
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two			<b>Lot Shape:</b>	Irregular
				<b>Front Exp:</b>	E
<b>Site Influences:</b>	Cul-De-Sac, Fenced, Golf Nearby, Public Transportation, Shopping Nearby, Treed Lot			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	\$4,766 / 2015 <b>LI/Yr:</b> 0 /
<b>Parking:</b>	Triple Garage Attached			<b>Zoning:</b>	
<b>Virtual Tour:</b>	<a href="http://youtu.be/P5t1cvQBhTA">http://youtu.be/P5t1cvQBhTA</a>			<b>Elem. School:</b>	<a href="http://glenallanelementary">http://glenallanelementary</a>
<b>Brochure:</b>	<a href="http://youtu.be/P5t1cvQBhTA">http://youtu.be/P5t1cvQBhTA</a>			<b>Jr High School:</b>	<a href="http://frhaythorne.ca/">http://frhaythorne.ca/</a>
				<b>Sr High School:</b>	<a href="http://www.bevfacey.ca/">http://www.bevfacey.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>Reg Size:</b>	(M)	<b>Reg Size</b>							
<b>Condo Fee:</b>		<b>Condo Fee Incl:</b>							
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Ben Oosterveld	<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>	4/14/2016
<b>Agent E-mail:</b>	<a href="mailto:ben@teamoosterveld.com">ben@teamoosterveld.com</a>	<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>	Tenant
<b>List Agent 2:</b>		<b>Possession:</b>	Tenant
<b>List Firm 2:</b>		<b>Possession Days:</b>	30
		<b>DOM:</b>	0
		<b>Possession Notes:</b>	Negotiable
		<b>Co-Operating Commission:</b>	3.5/100K & 1.5/B

<b>Pending Date:</b>		<b>Sold Date:</b>		<b>Input Date:</b>	4/14/2016 2:12 PM
		<b>Sold Price:</b>		<b>Expiration</b>	8/31/2016

<b>Seller Agent:</b>		<b>Seller Agent 2:</b>	
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>	

04/14/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0