

RESIDENTIAL**#115 200 BETHEL DR****ACTIVE****LP: \$299,900**

Property Class: Condo
Area: Sherwood Park
Community: Strathcona Village
Building Type: Lowrise Apartment
Style: Single Level Apartment
Legal Plan: 0020073 **Blk:** **Lot:** **Unit:** 8 **UF:**
Linc #: 0028270197
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** AGE



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

AMAZING VALUE in this 40 plus condo!!! 1345sqft OPEN CONCEPT FLOOR PLAN makes this one of the nicest condo's in the building, BRAND NEW FLOORING, NEW PAINT makes this feel like a newly built unit. The Kitchen has a TON OF COUNTER SPACE for cooking and more than enough storage. The LARGE WALK THROUGH PANTRY is a huge bonus as well. The laundry room is large enough for your washer, dryer and small Freezer. SW Sunlight fill your place with joysuch is a fantastic touch creating such a wonderful environment to live. THE MASTER BED HAS A WALK THROUGH CLOSET AND A FULL SIZE ENSUITE. The Living room and Kitchen is separated by a THREE SIDED GAS FIREPLACE. The unit is laid out so you can even HAVE A LARGE DINING ROOM table if you need without feeling crowded. SWIMMING POOL, WORKOUT ROOM, POOL TABLES, SHUFFLE BOARD OR AND DARTS. This building is A TRUE COMMUNITY WITH WONDERFUL PEOPLE.

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|-------------------|------------|------------|------------|------------|------------|------------|----------------------|------------|------------|------------|------------|------------|--|---|
| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | | Finished Levels: 1 |
| Baths: | 0 | 0 | 1 | 0 | 0 | 0 | Ensuite Bath: | 0 | 0 | 1 | 0 | 0 | | Level: SqM: SqFt: |
| Addl Rms: | 0 | | | | | | Bdrms Above: | 1 | | | 1 | | | Main Level: |
| Living Rm: | | | M | | | | Master Bdrm: | | M | | | | | Upper: |
| Dining Rm: | | | M | | | | Bedroom 2: | | | | | | | Above Grade: |
| Kitchen: | | | M | | | | Bedroom 3: | | | | | | | Lower Level: |
| Family Rm: | | | | | | | Bedroom 4: | | | | | | | Below Grade: |
| Den: | | | M | | | | Bonus Rm: | | | | | | | Total A.G.: 125.00 1,345.50 |

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|-------------------------|---|--------------------|-------------|------------------------|--------------------|
| Fireplace Y/N: | | F/P Fuel: | | Fireplace Type: | |
| Heating: | Hot Water | Heat Fuel: | Natural Gas | Roof Type: | Asphalt Shingles |
| Construction: | Wood Frame | Foundation: | Concrete | Basement: | None / No Basement |
| Exterior: | Brick, Stucco | | | Sec Suite Y/N: | |
| Features: | Car Wash, Exercise Room, Handicap Access, Laundry-In-Suite, Party Room, Pool-Indoor, Social Rooms, Workshop | | | Flooring: | Laminate Flooring |
| | | | | Goods Excluded: | |
| Goods Included: | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer | | | Lot Shape: | |
| | | | | Front Exp: | SW |
| Site Influences: | Landscaped, No Through Road, Public Transportation, Shopping Nearby | | | Frontage: | |
| | | | | Tax Amt/Yr: | \$2,414 / 2015 |
| Parking: | Heated, Insulated, Underground | | | Zoning: | |
| Virtual Tour: | | | | Elem. School: | |
| Brochure: | | | | Jr High School: | |
| | | | | Sr High School: | |
| | | | | Other School: | |

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| Condo Name: | Sierra's Of Sherwood | Total Units: | | Total Floors: | 4 | Floor | Ground | Floor #: | 1 |
| Encl Parking: | | Parking Unit: | | Park Plan Type: | A | Park Plan Desc: | | | |
| Reg Size: | 125.00 (M) | Reg Size | Interior Above Grade | | | | | | |
| Condo Fee: | 696 | Condo Fee Incl: | Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution, Water/Sewer | | | | | | |
| HOA Fee: | | HOA Fee Incl: | | | | | | | |

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|----------------------|-------------------------------------|---------------------------------|-------------------------------|-------------------------|----|
| Seller Name: | Mary Scott | Appointment: | Must Confirm Appointment | | |
| Appt Name: | Team Oosterveld | Appt Phone: | 587-269-3333 | | |
| List Agent: | Ben S Oosterveld - Ph: 587-269-3333 | Listing Date: | 4/21/2016 | | |
| Agent E-mail: | ben@teamoosterveld.com | Agent URL: | http://www.teamoosterveld.com | | |
| List Firm: | Re/Max Elite - Off#: 780-464-4100 | Occupancy: | Seller | DOM: | 0 |
| List Agent 2: | | Possession: | | Possession Days: | 30 |
| List Firm 2: | | Co-Operating Commission: | 3.5/100k & 1.5/B | | |
| | | Possession Notes: | Negotiable | | |

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|----------------------|--|--------------------|--|--------------------|-------------------|
| Pending Date: | | Sold Date: | | Input Date: | 4/21/2016 3:41 PM |
| | | Sold Price: | | Expiration | 8/31/2016 |

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

04/21/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0