

RESIDENTIAL**15943 140 ST NW****ACTIVE****LP: \$379,000**

Property Class: Single Family
Area: Edmonton
Community: Carlton
Building Type: Detached Single Family
Style: 4 Level Split
Legal Plan: 0424416 **Blk:** 53 **Lot:** 281 **Unit:** **UF:**
Linc #: 0030599056
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**
Warranty:

Listing ID#: E4017296
Postal Code: T6V 1V6
Zone: Zone 27
Year Built: 2005
Ownership: PRIV
Conform:
Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. Other Goods Included: Sheds x 2 Gazebo

ABSOLUTELY HUMONGOUS ¼ OF AN ACER LOT. This house has ALMOST 2000 SQFT OF INCREDIBLE LIVING SPACE with beautiful hardwood flooring. It must be seen, NOT YOUR TYPICAL SPLIT LEVEL. Amazing sunlight, Vaulted Ceilings, With an Open Concept Kitchen and Separate Dining. The KITCHEN HAS SMART LAYOUT with fantastic storage and a perfect sized island. The Living room at the front of the HOUSE IS GREAT with the large windows and open design. The Top Floor has a LARGE MASTER BEDROOM WITH A GREAT VIEW OF YOUR LAND. The second bedroom is a good size as well. The OFFICE IS OPEN WITH ROOM TO FIT MULTIPLE DESKS or use it as a playroom or gym. The 3rd level has a second living room with massive windows, a 3rd bedroom and second full bath and Laundry. The Lower level is an amazing theater room perfect for gaming, movies or escape. The back yard is fully fenced with a garden area, dog run and 2 tiered deck with Gazebo. ONE OF A KIND YARD with 2 storage sheds and a separated area with a TRIPLE CAR CONCRETE PARKING PAD.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	4	
Baths:	0	0	1	0	0	0	Ensuite Bath:	0	0	1	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	3						Main Level:		
Living Rm:	2.83x4.93		M				Master Bdrm:	3.08x3.72	U				Second Family	7.9x3.93	L	
Dining Rm:	1.5x1.86		M				Bedroom 2:	2.77x3.08	U				Recreation Room	4.87x4.22	B	
Kitchen:	3.78x2.83		M				Bedroom 3:	3.5x2.8	U				Office	3.66x3.05	U	
Family Rm:	4.87x4.18		B				Bedroom 4:									
Den:	3.81x2.77		U				Bonus Rm:									
														Total A.G.:	182.28	1,962.06

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:	Deck, Gazebo, See Remarks			Flooring:	Carpet, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks			Lot Shape:	Irregular
				Front Exp:	SW
Site Influences:	Corner, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$2,914 / 2015 LI/Yr: 0 /
Parking:	Parking Pad Cement/Paved			Zoning:	RPL
Virtual Tour:	https://www.youtube.com/watch?v=emCylidIPMNI&feature=youtu.be			Elem. School:	http://elizabethfinch.epsb
Brochure:	https://www.youtube.com/watch?v=emCylidIPMNI&feature=youtu.be			Jr High School:	http://rosslyn.epsb.ca/
				Sr High School:	http://shep.epsb.ca/
				Other School:	

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
Encl Parking:	Parking Unit:	Park Plan Type:	Park Plan Desc:	
Reg Size:	(M) Reg Size			
Condo Fee:	Condo Fee Incl:			
HOA Fee:	HOA Fee Incl:			

Seller Name:	Daniel and Shannon Homeniuk	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	4/20/2016
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 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:	Sold Date:	Input Date:	4/20/2016 2:28 PM
	Sold Price:	Expiration	7/29/2016

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

04/20/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0