

**RESIDENTIAL**

**30 FOXBORO CL**

**ACTIVE**

**LP: \$400,000**



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Foxboro  
**Building Type:** Detached Single Family  
**Style:** Bi-Level  
**Legal Plan:** 9920046    **Blk:** 383    **Lot:** 175    **Unit:**    **UF:**  
**Linc #:** 0027801943  
**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. Press and hold OFF button on the remote to deactivate the alarm stop pressing when you hear it beep. Press and hold AWAY on the remote to activate the alarm stop pressing when you hear it beep 4 times and a voice will say "armed away exit now". Beeping will continue but proceed to exit and lock as it beeps for 80 more. Only lock the deadbolt above the door handle, Do not lock the UPPER deadbolt.

Incredible Value!!!! WALKOUT basement FULLY FINISHED with TONS of Natural Light, RENOVATED KITCHEN, ALL FLOORING UPGRADED, 3+1 Bedroom, VAULTED CEILINGS, and fantastic OFFICE SPACE with LARGE WINDOWS. The Kitchen is a true eye catcher; FULL WRAP AROUND COUNTERS .... A CHIEF'S DREAM. Upgraded stainless steel appliances, large area for a kitchen table a BEAUTIFULLY DESIGNED KITCHEN WITH MAXIMUM FUNCTION AND TRUE STYLE. The main floor living room is perfect to entertain and chill out with friends. The MASTER BEDROOM HAS A FULL ENSUITE AND WALK IN CLOSET and ample space for a king size bed. The BASEMENT BEDROOM IS HUMONGOUS, with A LARGE STORAGE ROOM, office and ANOTHER HUGE LIVING ROOM with back yard access through patio doors. Located in a quiet Cul-de-sac with minimal traffic and in a very safe community.

|                   |            |            |            |                     |            |            |                      |            |            |            |            |            |  |  |
|-------------------|------------|------------|------------|---------------------|------------|------------|----------------------|------------|------------|------------|------------|------------|--|--|
|                   | <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          | 0          | 1          | 1                   | 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>  | 3          |            |            |            |            |  | <b>Main Level:</b>                     |
| <b>Living Rm:</b> | 4.5x3.2    |            | M          | <b>Master Bdrm:</b> | 3.8x3.5    | M          |                      |            |            |            |            |            |  | <b>Upper:</b>                          |
| <b>Dining Rm:</b> | 3.8x2.9    |            | M          | <b>Bedroom 2:</b>   | 3.1x2.7    | M          |                      |            |            |            |            |            |  | <b>Above Grade:</b>                    |
| <b>Kitchen:</b>   | 3.9x3.0    |            | M          | <b>Bedroom 3:</b>   | 3.1x2.7    | M          |                      |            |            |            |            |            |  | <b>Lower Level:</b>                    |
| <b>Family Rm:</b> |            |            |            | <b>Bedroom 4:</b>   |            |            |                      |            |            |            |            |            |  | <b>Below Grade:</b>                    |
| <b>Den:</b>       |            |            |            | <b>Bonus Rm:</b>    |            |            |                      |            |            |            |            |            |  | <b>Total A.G.:</b> 109.10    1,174.35  |

|                         |  |                    |             |                        |                                      |
|-------------------------|--|--------------------|-------------|------------------------|--------------------------------------|
| <b>Fireplace Y/N:</b>   |  | <b>F/P Fuel:</b>   |             | <b>Fireplace Type:</b> |                                      |
| <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 / Fully Finished                |
| <b>Exterior:</b>        | Vinyl  |                    |             | <b>Sec Suite Y/N:</b>  | N <b>2nd Suite Permit By Seller:</b> |
| <b>Features:</b>        | See Remarks  |                    |             | <b>Flooring:</b>       | Carpet, Linoleum                     |
|                         |  |                    |             | <b>Goods Excluded:</b> |                                      |
| <b>Goods Included:</b>  | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |                    |             | <b>Lot Shape:</b>      | Rectangular <b>Lot SqM:</b>          |
| <b>Site Influences:</b> | Cul-De-Sac, Fenced, Schools, Shopping Nearby   |                    |             | <b>Front Exp:</b>      | S <b>Unit Exp:</b>                   |
| <b>Parking:</b>         | Double Garage Attached   |                    |             | <b>Frontage:</b>       |                                      |
| <b>Virtual Tour:</b>    |  |                    |             | <b>Tax Amt/Yr:</b>     | \$2,898 / 2015 <b>LI/Yr:</b> 0 /     |
| <b>Brochure:</b>        |  |                    |             | <b>Zoning:</b>         |                                      |
|                         |  |                    |             | <b>Elem. School:</b>   | http://glenallanelementary           |
|                         |  |                    |             | <b>Jr High School:</b> | http://sherwoodheights.org           |
|                         |  |                    |             | <b>Sr High School:</b> | http://bevfacey.ca/                  |
|                         |  |                    |             | <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>  | Brian & Angela Webb                 | <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>            | 4/4/2016   |
| <b>Agent E-mail:</b> | ben@teamoosterveld.com              | <b>Agent URL:</b>               | http://www.teamoosterveld.com                                  |
| <b>List Firm:</b>    | Re/Max Elite - Off#: 780-464-4100   | <b>Occupancy:</b>               | Seller <b>DOM:</b> 1   |
| <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 Date:</b>  |  | <b>Input Date:</b> | 4/5/2016 2:26 PM |
|                      |  | <b>Sold Price:</b> |  | <b>Expiration</b>  | 7/1/2016         |

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