

RESIDENTIAL**109 LILAC DR****ACTIVE****LP: \$500,000**

Property Class: Single Family
Area: Sherwood Park
Community: Clarkdale Meadows
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 9223197 **Blk:** 11 **Lot:** 3 **Unit:** **UF:**
Linc #: 0023918196
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**
Warranty:

Listing ID#: E4021994
Postal Code: T8H 1S7
Zone: Zone 25
Year Built: 1993
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

INCREDIBLE HOME on one of the LARGEST LOTS in Clarkdale. NEW TRIPLE PANE WINDOWS, newer FURNACE and AIR CONDITIONING. The design of this home is truly special. Front Living room has FLOOR TO CEILING WINDOWS brining in SPECTACULAR SUNLIGHT. The OPEN STAIRCASE that heads to the 3 large bedrooms really highlights the size of this home. The KITCHEN IS REMODELED AND IS INCREDIBLY FUNCTIONAL WITH TONS OF COUNTER SPACE AND STORAGE and island. SEPARATE DINING area easily fits in THIS LARGE HOME. The Family room is spacious and has a beautiful fireplace and great windows. The MASTER BEDROOM FITS A KING SIZE BED EASILY. The WALK IN CLOSET IS AWESOME with a fully customized storage system from CALIFORNIA CLOSETS. The HUGE MASTER ENSUITE is a nice touch that will catch your eye. The BASEMENT IS FINISHED very well with another bedroom, MASSIVE BATHROOM, second family room and LARGE STORAGE ROOM. The GARAGE IS PERFECTLY OVERSIZED. Out back a beautiful stamp concrete patio and has an incredible yard. Perfect location!

Baths:	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Ensuite Bath:	2Pc	3Pc	4Pc	5Pc	6Pc	Finished Levels:	3
Addl Rms:	0	1	0	2	0	0		0	0	1	0	0	Level:	SqM:
Living Rm:			M	Bdrms Above:	3			Total Bdrms:	4				Main Level:	SqFt:
Dining Rm:			M	Master Bdrm:			U	Second Living					Upper:	
Kitchen:			M	Bedroom 2:			U						Above Grade:	
Family Rm:			M	Bedroom 3:			U						Lower Level:	
Den:			M	Bedroom 4:			B						Below Grade:	
				Bonus Rm:									Total A.G.:	189.61 2,040.96

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:	See Remarks			Flooring:	Carpet, Hardwood, Linoleum
				Goods Excluded:	
Goods Included:	Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings			Lot Shape:	Irregular
				Front Exp:	NW
Site Influences:	No Back Lane, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$3,583 / 2015 LI/Yr: 0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://youtu.be/2123_awfhS0			Elem. School:	http://pinestreet.ca/
Brochure:	https://youtu.be/2123_awfhS0			Jr High School:	http://sherwoodheights.org
				Sr High School:	http://salcomp.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:	Jason & Charlene Michaud	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	5/19/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller
List Agent 2:		Possession:	Possession Days: 30 DOM: 1
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B Possession Notes: Negotiable

Pending Date:		Sold Date:		Input Date:	5/19/2016 1:37 PM
		Sold Price:		Expiration	9/30/2016

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

05/20/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0