

**RESIDENTIAL**

**3 Whitetail RD**

**ACTIVE**

**LP: \$389,900**



**Property Class:** Single Family  
**Area:** Mundare  
**Community:** Mundare  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 0628190     **Blk:** 51     **Lot:** 16     **Unit:**     **UF:**  
**Linc #:** 0032136301  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N     **SRR:** N     **Disc:**  
**Warranty:**

**Listing ID#:** E4040041  
**Postal Code:** T0B 3M0  
**Zone:** Zone 60  
**Year Built:** 2014  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings.

Incredible home... TRIPLE CAR GARAGE located within WALKING DISTANCE FROM THE GOLF COURSE. CUSTOM KITCHEN with AMAZING CABINETS and an INCREDIBLE ISLAND. Tons of COUNTERTOPS Tons OF GRANITE . Dining Area big enough for a huge table. The Living Room is massive with a BEAUTIFUL FIREPLACE AND FLOOR TO CEILING WINDOWS. Amazing Entrance leading to a huge open concept design. As you walk in there is a WONDERFUL OFFICE looking to the front yard. Upstairs has an open concept with massive Bonus Room where you can see the golf course. The Master Bedroom is large with a huge Master ensuite with corner Jacuzzi tub and a walk in closet the size of a second room. Located near highly rated schools, splash park , and a wonderful community driven town. Home is located on a massive lot backing onto greenspace. ONLY 10 minutes to Vegreville!! Where you will find everything you need and more. And just 35 minutes from SHPK and Fort Sask

	<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	1	0	1	0	0	<b>Ensuite Bath:</b>	0	0	0	1	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	3			3			<b>Main Level:</b>
<b>Living Rm:</b>			M				<b>Master Bdrm:</b>							<b>Upper:</b>
<b>Dining Rm:</b>							<b>Bedroom 2:</b>							<b>Above Grade:</b>
<b>Kitchen:</b>			M				<b>Bedroom 3:</b>							<b>Lower Level:</b>
<b>Family Rm:</b>							<b>Bedroom 4:</b>							<b>Below Grade:</b>
<b>Den:</b>			M				<b>Bonus Rm:</b>							<b>Total A.G.:</b> 203.90     2,194.78

<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 / Unfinished
<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, Hardwood
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Refrigerator, Stove-Electric			<b>Lot Shape:</b>	Rectangular <b>Lot SqM:</b>
				<b>Front Exp:</b>	NW <b>Unit Exp:</b>
<b>Site Influences:</b>	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, See Remarks			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	\$4,455 / 2014 <b>LI/Yr:</b> /
<b>Parking:</b>	Triple Garage Attached			<b>Zoning:</b>	
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=n6z8j77ruiQ&amp;feature=youtu.be">https://www.youtube.com/watch?v=n6z8j77ruiQ&amp;feature=youtu.be</a>			<b>Elem. School:</b>	<a href="http://mundareschool.ca">http://mundareschool.ca</a>
<b>Brochure:</b>	<a href="https://www.youtube.com/watch?v=n6z8j77ruiQ&amp;feature=youtu.be">https://www.youtube.com/watch?v=n6z8j77ruiQ&amp;feature=youtu.be</a>			<b>Jr High School:</b>	<a href="http://mundareschool.ca">http://mundareschool.ca</a>
				<b>Sr High School:</b>	<a href="http://mundareschool.ca">http://mundareschool.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>Condo Fee:</b>		<b>Condo Fee Incl:</b>							
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Kyle Winsor	<b>Appointment:</b>	Call Lister, Ksafe-Call Before Showing, 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>	10/4/2016	
<b>Agent E-mail:</b>	ben@teamoosterveld.com	<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>	Seller	<b>DOM:</b> 63
<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 Price:</b>		<b>Input Date:</b>	10/5/2016 1:30 PM
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	2/28/2017
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>			
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>			