

RESIDENTIAL

1 WOODLAKE RD

ACTIVE

LP: \$439,900



Property Class: Single Family
Area: Sherwood Park
Community: Woodbridge Farms
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 7821874 **Blk:** 109 **Lot:** 126 **Unit:** **UF:**
Linc #: 0013654470
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4029725
Postal Code: T8A 4B3
Zone: Zone 25
Year Built: 1979
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

ORIGINAL OWNERS kept this home in MINT Condition .4 BEDROOMS UP 1 down. As you walk in you instantly feel the WARMTH OF THIS HOME. LARGE FRONT ENTRANCE with brand new top of the line laminate wood flooring. NEW WINDOWS, beautiful white shutters NEW SHINGLES. The LIVING ROOM IS A FANTASTIC SIZE that leads into the SEPARATE DINING ROOM, which leads into the COMPLETELY REFURBISHED KITCHEN in truly PERFECT CONDITION. The MAIN FLOOR LAUNDRY is a nice touch for sure. The FAMILY ROOM IS INCREDIBLE with a full wall brick fireplace and new patio doors leading to a SPECTACULAR PRIVATE YARD.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3		
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	1	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	4				5		Main Level:		
Living Rm:			M				Master Bdrm:	U				B		Upper:		
Dining Rm:			M				Bedroom 2:	U				B		Above Grade:		
Kitchen:			M				Bedroom 3:	U				M		Lower Level:		
Family Rm:			M				Bedroom 4:	U						Below Grade:		
Den:							Bonus Rm:							Total A.G.:	165.00	1,776.06

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-2	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Brick, Cedar			Sec Suite Y/N:	N
Features:	See Remarks			2nd Suite Permit By Seller:	
				Flooring:	Carpet, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Irregular
				Front Exp:	W
				Frontage:	
Site Influences:	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Tax Amt/Yr:	\$2,878 / 2015
				Zoning:	
Parking:	Double Garage Attached, Parking Pad Cement/Paved			Elem. School:	http://woodbridgefarms.ca/
Virtual Tour:	https://www.youtube.com/watch?v=h6Zp3Yv0gFg&feature=youtu.be			Jr High School:	http://cloverbar.ca/
Brochure:	https://www.youtube.com/watch?v=h6Zp3Yv0gFg&feature=youtu.be			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:	Harry & Pamela Klassen			Appointment:	Must Confirm Appointment				
Appt Name:	Team Oosterveld			Appt Phone:	587-269-3333				
List Agent:	Ben S Oosterveld - Ph: 587-269-3333			Listing Date:	7/14/2016				
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:					
List Firm 2:				Possession Days:					
				Co-Operating Commission:	3.5/100K & 1.5/B				

Pending Date:		Sold Price:		Input Date:	7/14/2016 12:04 PM
Sold Date:		Adjustmnt Date:		Expiration	10/31/2016
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			

07/14/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0