

RESIDENTIAL

252 ASCOTT CR

ACTIVE

LP: \$409,900



Property Class: Single Family
Area: Sherwood Park
Community: Aspen Trails
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 0525430 **Blk:** 151 **Lot:** 3 **Unit:** **UF:**
Linc #: 0031321805
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**
Warranty:

Listing ID#: E4028158
Postal Code: T8H 0A8
Zone: Zone 25
Year Built: 2006
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

This property is perfect. The LARGE FRONT ENTRANCE with an open ceiling to the second floor creates an instant open feeling. The Large Living room looks onto a beautiful fireplace. THE KITCHEN HAS STYLISH FINISHINGS and is a fantastic size with a wraparound island looking onto a fantastic space for a large dining room table. The kitchen has a LARGE PANTRY AND TON OF ADDITIONAL STORAGE. The MAIN FLOOR LAUNDRY is a nice touch too!! ENJOY A GOOD SIZED DECK looking on to a very neat landscaped yard. The upstairs has 3 GOOD SIZED BEDROOMS with the master easily fitting a king size bed. The master also has a 4 PIECE FANTASTIC ENSUITE and walk in closet. THE BASEMENT HAS A GOOD SIZED BEDROOM, LARGE STORAGE ROOM AND A HUGE FAMILY ROOM PERFECT FOR A MAN CAVE, MEDIA ROOM OR LARGE PLAYROOM FOR KIDS. The bathroom in the basement is framed and roughed in and ready to be finished. LOCATED NEAR SCHOOLS, SHOPPING AND THE HOSPITAL. This is a super property!!!! Well maintained with true curb appeal

Baths:	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Ensuite Bath:	2Pc	3Pc	4Pc	5Pc	6Pc	Finished Levels: 3
Addl Rms:	0	1	0	1	0	0	Bdrms Above: 3	0	0	1	0	0	Level: SqM: SqFt:
Living Rm:	5.28x3.90		M	Master Bdrm:	4.10x3.91	U	Total Bdrms: 4	Breakfast Nook	3.5x3.40	M			Main Level:
Dining Rm:				Bedroom 2:	3.68x2.61	U							Upper:
Kitchen:	3.51x3.10		M	Bedroom 3:	2.81x2.70	U							Above Grade:
Family Rm:			B	Bedroom 4:		B							Lower Level:
Den:				Bonus Rm:									Below Grade:
													Total A.G.: 134.00 1,442.38

Fireplace Y/N: Y	F/P Fuel: Gas	Fireplace Type: Tile Surround
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: Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer		Lot Shape: Rectangular Lot SqM:
		Front Exp: SW Unit Exp:
Site Influences: Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby		Frontage: Depth:
		Tax Amt/Yr: \$2,885 / 2015 LI/Yr: 0 /
Parking: Double Garage Attached		Zoning:
Virtual Tour: https://www.youtube.com/watch?v=qTvBw4yIWvE&feature=youtu.be		Elem. School: Mills Haven Elementary
Brochure: https://www.youtube.com/watch?v=qTvBw4yIWvE&feature=youtu.be		Jr High School: Clover Bar Junior High
		Sr High School: Salisbury Composite High
		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: SEUMAS D GILLIS & LISE G BEAUNOYER-GILLIS	Appointment: Call Lister, Ksafe-Call Before Showing, Must Confirm
Appt Name: TEAM OOSTERVELD	Appt Phone: 587-269-3333
List Agent: Ben S Oosterveld - Ph: 587-269-3333	Listing Date: 7/4/2016
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: 60 Possession Notes: negotiable
List Firm 2:	Co-Operating Commission: 3.5/100K & 1.5/B

Pending Date:	Sold Date:	Input Date: 7/4/2016 11:33 AM
	Sold Price:	Expiration: 10/31/2016

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