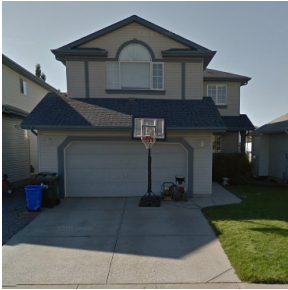


RESIDENTIAL

41 ORCHID CR

ACTIVE

LP: \$439,999



Property Class: Single Family
Area: Sherwood Park
Community: Clarkdale Meadows
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 9923005 **Blk:** 21 **Lot:** 38 **Unit:** **UF:**
Linc #: 0027936921
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:** N
Warranty:

Listing ID#: E4025801
Postal Code: T8H 2E4
Zone: Zone 25
Year Built: 2000
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

Fantastic home with 4 GREAT SIZED BEDROOMS UPSTAIRS. Front ENTRANCE IS A GREAT SIZE; the main floor has a perfect OPEN CONCEPT DESIGN. The KITCHEN IS AWESOME with tons of storage, great counter space, an Island and a large space for a kitchen table. TONS OF NATURAL LIGHT fills the main floor creating a wonderful feel to the home. Nice mud room with access to the garage. AIR CONDITIONING Included!!! THE BACK YARD HAS A LARGE DECK to entertain and a good sized yard with room to play ball with your family. Located in CLARKDALE MEADOWS - ONE OF THE BEST COMMUNITIES IN SHERWOOD PARK. With Amazing parks, a hockey rink, tennis courts and miles of walking trails. The garage is oversized too!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	2	
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	1	0	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	4			Total Bdrms:		4				Main Level:		
Living Rm:	4.55x3.89		M	Master Bdrm:	4.11x4.24	M								Upper:		
Dining Rm:				Bedroom 2:	3.51x3.12	M								Above Grade:		
Kitchen:	4.57x4.52		M	Bedroom 3:	3.73x2.72	U								Lower Level:		
Family Rm:				Bedroom 4:	4.57x3.94	U								Below Grade:		
Den:				Bonus Rm:										Total A.G.:	184.23	1,983.05

Fireplace Y/N:	Y	F/P Fuel:	Gas	Fireplace Type:	Heatilator/Fan, Mantel
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Partly Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Laminate Flooring, Linoleum
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Freezer, Stove-Electric, Refrigerators-Two			Lot Shape:	Rectangular Lot SqM: 414.80
				Front Exp:	E Unit Exp:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby			Frontage:	Depth:
				Tax Amt/Yr:	\$3,196 / 2015 LI/Yr: 0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=s9NHG9qURPg&feature=youtu.be			Elem. School:	Lakeland Ridge
Brochure:	https://www.youtube.com/watch?v=s9NHG9qURPg&feature=youtu.be			Jr High School:	Lakeland Ridge
				Sr High School:	Salisbury Composite
				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:	Rodney Skelton	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	6/15/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 2
List Agent 2:		Possession:	Possession Days: 30 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100k & 1.5/B

Pending Date:	Sold Date:	Input Date:	6/15/2016 2:04 PM
	Sold Price:	Expiration	9/30/2016

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

06/17/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0