

RESIDENTIAL**#15 10 CRANBERRY DR****ACTIVE****LP: \$259,888**

Property Class: Condo
Area: Sherwood Park
Community: Davidson Creek
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 9623699 **Blk:** **Lot:** **Unit:** 15 **UF:**
Linc #: 0026859851
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



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

UPGRADED CONDO with fantastic style. WELL CARED FOR and loved 3 bedroom up and FINISHED BASEMENT backing onto AMAZING COMMON AREA WITH FIRE PIT and small field. It's like you have a massive back yard right off your brand NEW DECK. New flooring, new doors new trim, new paint. The LIVING ROOM IS A LARGE SIZE and has VERY NICE NATURAL LIGHT that fills the room. The KITCHEN IS INCREDIBLY FUNCTIONAL WITH A GREAT AREA FOR A KITCHEN TABLE. The location is perfect... WALKING DISTANCE TO SCHOOLS, PLAYGROUND, and tons of shopping. BANG FOR BUCK ONE OF THE BEST IN TOWN! 2 Parking stalls right out your front door.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3
Baths:	0	1	1	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0						Bdrms Above:	3			3			Main Level:
Living Rm:			M				Master Bdrm:							Upper:
Dining Rm:							Bedroom 2:							Above Grade:
Kitchen:			M				Bedroom 3:							Lower Level:
Family Rm:							Bedroom 4:							Below Grade:
Den:							Bonus Rm:							Total A.G.: 118.00 1,270.15

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, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer			Lot Shape:	
				Front Exp:	SW
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	\$1,854 / 2015 LI/Yr: 0 /
Parking:	2 Outdoor Stalls			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=QnBxnU-1aIE			Elem. School:	Lakeland Ridge (K-9)
Brochure:	https://www.youtube.com/watch?v=QnBxnU-1aIE			Jr High School:	Lakeland Ridge (K-9)
				Sr High School:	Salisbury Composite High
				Other School:	

Condo Name:	Cloverleaf Point	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Reg Size:	82.00 (M)	Reg Size	See Remarks						
Condo Fee:	320	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Reserve Fund Contribution						

HOA Fee: **HOA Fee Incl:**

Seller Name:	JERZY WISNIEWSKI AND PAMELA WISNIEWSKI	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:	6/30/2016		
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:	45
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B		
				Possession Notes:	Negotiable

Pending Date:		Sold Date:		Input Date:	6/30/2016 4:52 PM
		Sold Price:		Expiration	11/30/2016

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

07/02/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0