

**RESIDENTIAL****216 CARSON DR****ACTIVE****LP: \$429,900**

**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Lakeland Ridge  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 0425465      **Blk:** 64      **Lot:** 5      **Unit:**      **UF:**  
**Linc #:** 0030708861  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N      **SRR:** N      **Disc:**  
**Warranty:**

**Listing ID#:** E4029939  
**Postal Code:** T8H 2K4  
**Zone:** Zone 25  
**Year Built:** 2005  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



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

PERFECT LOCATION FACING THE PARK, this HOME HAS AN OPEN CONCEPT MAIN FLOOR with a LARGE FRONT ENTRANCE great size living room with a fireplace. Amazing Hardwood Flooring through out the main floor. THE KITCHEN HAS A WALK THROUGH PANTRY with a LARGE EAT UP ISLAND. Kitchen has enough room for a large table for formal sit down meals. CENTRAL AIR and NEW FURNACE is a AWESOME. The Bonus Room looks over the park and has great natural light. The Master bedroom is a good size with a very nice ensuite and walk in closet. House is in good condition and has great curb appeal. Located in a safe community with lots of families and amazing walking trails.

	<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	1	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	3		<b>Total Bdrms:</b>	3						<b>Main Level:</b>
<b>Living Rm:</b>			M	<b>Master Bdrm:</b>										<b>Upper:</b>
<b>Dining Rm:</b>			M	<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>				<b>Bonus Rm:</b>										<b>Total A.G.:</b> 169.00      1,819.12

<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>	Brick, Vinyl			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b> N
<b>Features:</b>	Deck			<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings			<b>Lot Shape:</b>	Rectangular
				<b>Front Exp:</b>	S
				<b>Frontage:</b>	
<b>Site Influences:</b>	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			<b>Tax Amt/Yr:</b>	\$3,141 / 2015 <b>LI/Yr:</b> \$0 /
				<b>Zoning:</b>	
<b>Parking:</b>	Double Garage Attached			<b>Elem. School:</b>	http://lakelandridge.ca/
<b>Virtual Tour:</b>	https://www.youtube.com/watch?v=AQ1GZW66m_M&feature=youtu.b			<b>Jr High School:</b>	http://lakelandridge.ca/
<b>Brochure:</b>	https://www.youtube.com/watch?v=AQ1GZW66m_M&feature=youtu.b			<b>Sr High School:</b>	http://salcomp.ca/
				<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>Reg Size:</b>	(M)	<b>Reg Size</b>							
<b>Condo Fee:</b>		<b>Condo Fee Incl:</b>							
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Frederic De Billy	<b>Appointment:</b>	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>	7/15/2016	
<b>Agent E-mail:</b>	ben@teamoosterveld.com	<b>Agent URL:</b>	http://www.teamoosterveld.com	
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller	<b>DOM:</b> 27
<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>	3/100K & 1.5/B	

<b>Pending Date:</b>		<b>Sold Price:</b>		<b>Input Date:</b>	7/15/2016 1:27 PM
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	10/31/2016
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>			
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>			