

**RESIDENTIAL****54 MEADOWVIEW DR****ACTIVE****LP: \$514,900**

**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Clarkdale Meadows  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 8421782      **Blk:** 3      **Lot:** 25      **Unit:**      **UF:**  
**Linc #:** 0011114527  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N      **SRR:** N      **Disc:**  
**Warranty:**

**Listing ID#:** E4029741  
**Postal Code:** T8H 1G9  
**Zone:** Zone 25  
**Year Built:** 1985  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. Measurements taken from city - All measurements to be confirmed by purchasers. \*\*Sellers open to negotiate selling home furnished\*\*

Incredible Home on a MASSIVE LOT. 4 BEDROOMS UP STAIRS and 2 more in the finished basement. As you walk in you instantly NOTICE THE HIGH CEILINGS IN THE LARGE ENTRANCEWAY. Then you notice how incredible the finishing's and how good this home feels. NEW PAINT, FLOORING AND HIGH END APPLIANCES. The KITCHEN IS BEAUTIFULLY REFINISHED with GRANIT COUNTERS a large island with tons of storage. Perfect main floor office/7th bedroom is a bonus for sure. This home has GREAT WINDOWS WITH BEAUTIFUL CUSTOM WINDOW COVERINGS. The LARGE LANDING UPSTAIRS FEELS GRAND. The Large MASTER BEDROOM LOOKS INTO THE LARGE TREED BACK YARD.... It's like you are in a tree house. The 2nd 3rd 4th and rooms are a great size too. The BASEMENT IS FINISHED with a media room, 2 bedrooms and office area and a ton of storage space. The BACK YARD IS SPECTACULAR... Raised Garden Beds, Huge shed, open grass, and large interlocking brick Patio. THE GARAGE IS OVERSIZED. Also tons of room to STORE YOUR RV AND TOYS!! Truly an amazing home!!

	<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> 3
<b>Baths:</b>	0	1	0	1	0	0	<b>Ensuite Bath:</b>	0	1	0	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	4				6		<b>Main Level:</b>
<b>Living Rm:</b>			M				<b>Master Bdrm:</b>	U					B	<b>Upper:</b>
<b>Dining Rm:</b>			M				<b>Bedroom 2:</b>	U					B	<b>Above Grade:</b>
<b>Kitchen:</b>			M				<b>Bedroom 3:</b>	U					B	<b>Lower Level:</b>
<b>Family Rm:</b>			M				<b>Bedroom 4:</b>	U						<b>Below Grade:</b>
<b>Den:</b>			M				<b>Bonus Rm:</b>							<b>Total A.G.:</b> 215.00      2,314.26

<b>Fireplace Y/N:</b> Y	<b>F/P Fuel:</b> See Remarks	<b>Fireplace Type:</b> Brick Facing
<b>Heating:</b> Forced Air-2	<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 / Fully Finished
<b>Exterior:</b> Brick, Vinyl		<b>Sec Suite Y/N:</b> N <b>2nd Suite Permit By Seller:</b> N
<b>Features:</b> See Remarks		<b>Flooring:</b> Ceramic Tile, Laminate Flooring
		<b>Goods Excluded:</b>
<b>Goods Included:</b> Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings		<b>Lot Shape:</b> Pie Shaped <b>Lot SqM:</b>
		<b>Front Exp:</b> SW <b>Unit Exp:</b>
		<b>Frontage:</b> <b>Depth:</b>
<b>Site Influences:</b> Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks		<b>Tax Amt/Yr:</b> \$3,362 / 2015 <b>LI/Yr:</b> \$0 /
		<b>Zoning:</b>
<b>Parking:</b> Double Garage Attached		<b>Elem. School:</b> <a href="http://pinestreet.ca/">http://pinestreet.ca/</a>
		<b>Jr High School:</b> <a href="http://sherwoodheights.org">http://sherwoodheights.org</a>
<b>Virtual Tour:</b> <a href="https://www.youtube.com/watch?v=CLLiYrG5Wac&amp;feature=youtu.be">https://www.youtube.com/watch?v=CLLiYrG5Wac&amp;feature=youtu.be</a>		<b>Sr High School:</b> <a href="http://salcomp.ca/">http://salcomp.ca/</a>
<b>Brochure:</b> <a href="https://www.youtube.com/watch?v=CLLiYrG5Wac&amp;feature=youtu.be">https://www.youtube.com/watch?v=CLLiYrG5Wac&amp;feature=youtu.be</a>		<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> Jason & Nicole Suppes	<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> 7/14/2016
<b>Agent E-mail:</b> ben@teamoosterveld.com	<b>Agent URL:</b> <a href="http://www.teamoosterveld.com">http://www.teamoosterveld.com</a>
<b>List Firm:</b> Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b> Seller <b>DOM:</b> 0
<b>List Agent 2:</b>	<b>Possession:</b> <b>Possession Days:</b> 60 <b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>	<b>Co-Operating Commission:</b> 3.5/100K & 1.5/B

<b>Pending Date:</b>	<b>Sold Price:</b>	<b>Input Date:</b> 7/14/2016 1:08 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>	