

## RESIDENTIAL

## 7 ESTATES CT

## ACTIVE

LP: \$419,000



**Property Class:** Condo  
**Area:** Sherwood Park  
**Community:** Estates of Sherwood  
**Building Type:** Half Duplex  
**Style:** Bungalow  
**Legal Plan:** 9424099 **Blk:**  
**Linc #:** 0026281139  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**  
**Warranty:**

**Listing ID#:** E4030570  
**Postal Code:** T8B 1M9  
**Zone:** Zone 25  
**Year Built:** 1994

**Lot:** **Unit:** 17 **UF:**

**Ownership:** PRIV

**Conform:**

**Restrictions:** AGE, R-COV, UTILR



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. \*Special Assessment of \$3762.50 (due August 2017) to replace all wood decks with new composite decks with aluminum railings.\*

CLEAN BRIGHT LOW MAINTENANCE 30+ living! Walk in to this spacious bungalow with HARDWOOD AND CORK flooring. The living room is classy with a curved archway through to the updated kitchen with newer appliances and an eating nook that leads to the patio. Dining room is FULL SIZED for all your entertaining needs but can also easily be converted back into a SECOND BEDROOM. MASTER BEDROOM IS HUGE! With its own 4 piece ensuite and bay window perfect to put a reading chair or storage bench. Downstairs ANOTHER MASSIVE LIVING ROOM and good sized bedroom and additional washroom! Basement has tons of potential but is move in ready! (dining room can be easily converted back into a second bedroom)

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2			
Baths:	1	0	1	0	0	0	Ensuite Bath:	0	0	1	0	0		Level:	SqM:	SqFt:	
Addl Rms:	0			Bdrms Above:			1	Total Bdrms:			2		Main Level:				
Living Rm:			M	Master Bdrm:			M	Laundry Room			Upper:						
Dining Rm:			M	Bedroom 2:			B	Breakfast Nook			Above Grade:						
Kitchen:			M	Bedroom 3:							Lower Level:						
Family Rm:			B	Bedroom 4:							Below Grade:						
Den:			M	Bonus Rm:							Total A.G.:					132.00	1,420.85

**Fireplace Y/N:**  
**Heating:** Forced Air-1  
**Construction:** Wood Frame  
**Exterior:** Brick, Stucco  
**Features:** Deck, Laundry-In-Suite, Vaulted Ceiling, Vinyl Windows

**F/P Fuel:**  
**Heat Fuel:** Natural Gas  
**Foundation:** Concrete

**Fireplace Type:**  
**Roof Type:** Asphalt Shingles  
**Basement:** Full / Partly Finished  
**Sec Suite Y/N:** N **2nd Suite Permit By Seller:**  
**Flooring:** Carpet, Cork Flooring, Hardwood  
**Goods Excluded:**

**Goods Included:** Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

**Lot Shape:**  
**Front Exp:** N  
**Frontage:**  
**Tax Amt/Yr:** \$2,940 / 2015 **LI/Yr:** \$0 /  
**Zoning:**  
**Elem. School:**  
**Jr High School:**  
**Sr High School:**  
**Other School:**

**Site Influences:** Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

**Parking:** Double Garage Attached

**Virtual Tour:** <https://www.youtube.com/watch?v=hx72S3waoI>

**Brochure:** <https://www.youtube.com/watch?v=hx72S3waoI>

<b>Condo Name:</b>	Estates Village	<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>	G	<b>Park Plan Desc:</b>			
<b>Reg Size:</b>	132.00 (M)	<b>Reg Size</b>	See Remarks						
<b>Condo Fee:</b>	\$386	<b>Condo Fee Incl:</b>	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution						

**HOA Fee:** **HOA Fee Incl:**

**Seller Name:** Carol Lynn Mos  
**Appt Name:** Team Oosterveld  
**List Agent:** Ben S Oosterveld - Ph: 587-269-3333  
**Agent E-mail:** ben@teamoosterveld.com  
**List Firm:** Re/Max Elite - Off#: 780-464-4100  
**List Agent 2:**  
**List Firm 2:**

**Appointment:** Must Confirm Appointment  
**Appt Phone:** 587-269-3333  
**Listing Date:** 7/20/2016  
**Agent URL:** <http://www.teamoosterveld.com>  
**Occupancy:** Seller  
**Possession:** **Possession Days:** 30 **DOM:** 16  
**Co-Operating Commission:** 3.5/100K & 1.5/B **Possession Notes:** Negotiable

**Pending Date:** **Sold Price:** **Input Date:** 7/20/2016 2:25 PM  
**Sold Date:** **Adjustmnt Date:** **Expiration** 11/1/2016

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

08/05/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0