

**RESIDENTIAL**

#18 320 JIM COMMON

**ACTIVE****LP: \$399,900**

**Property Class:** Condo  
**Area:** Sherwood Park  
**Community:** Charlton Heights  
**Building Type:** Half Duplex  
**Style:** Bungalow  
**Legal Plan:** 9221640      **Blk:**      **Lot:**      **Unit:** 18      **UF:**  
**Linc #:** 0022597901  
**Title to Land:** Fee Simple      **Ownership:** PRIV  
**Exclusion Y/N:** N      **SRR:** N      **Disc:**      **Conform:**  
**Warranty:**      **Restrictions:** AGE



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers. Lockbox located on the railing by the front door.

AMAZING bungalow with double attached garage in a highly sought after 45+ community. BRIGHT & SPACIOUS Living Room has stunning architectural ceilings. Tons of natural sunlight create the perfect room for entertaining. WELL LIT kitchen has lots of cabinet space and a generous size eating nook. Large private deck has gazebo. MASSIVE master bedroom with WALK THROUGH CLOSET leads into an updated 3 piece ensuite. The 2nd bedroom is a generous size, great for an office or bedroom. MAIN FLOOR LAUNDRY Room has lots of built-in cabinets for storage. The MASSIVE Rec Room in the PROFESSIONALLY DEVELOPED basement is big enough for a rec, games and exercise room!! OVERSIZED 3rd bedroom has its own ensuite. Your guests won't want to leave! Home is air conditioned. Newer shingles, furnace, hot water tank, and skylight in kitchen. Located near lots of Shopping.

	<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	0	0	1	0	0	<b>Ensuite Bath:</b>	0	1	1	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	2			3			<b>Main Level:</b>
<b>Living Rm:</b>			M				<b>Master Bdrm:</b>	M					M	<b>Upper:</b>
<b>Dining Rm:</b>			M				<b>Bedroom 2:</b>	M					B	<b>Above Grade:</b>
<b>Kitchen:</b>			M				<b>Bedroom 3:</b>	B						<b>Lower Level:</b>
<b>Family Rm:</b>			B				<b>Bedroom 4:</b>							<b>Below Grade:</b>
<b>Den:</b>							<b>Bonus Rm:</b>							<b>Total A.G.:</b> 126.34      1,359.92

<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 / Fully Finished
<b>Exterior:</b>	Brick, Vinyl			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Air Conditioner, Deck, Laundry-In-Suite, Parking-Visitor, See Remarks			<b>Flooring:</b>	Carpet, Linoleum, Non-Ceramic Tile
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings			<b>Lot Shape:</b>	
				<b>Front Exp:</b>	S
<b>Site Influences:</b>	Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	\$3,196 / 2015 <b>LI/Yr:</b> \$0 /
<b>Parking:</b>	Double Garage Attached			<b>Zoning:</b>	
<b>Virtual Tour:</b>	<a href="http://www.youtube.com/watch?v=WgP-9M33WS0">http://www.youtube.com/watch?v=WgP-9M33WS0</a>			<b>Elem. School:</b>	
<b>Brochure:</b>	<a href="http://www.youtube.com/watch?v=WgP-9M33WS0">http://www.youtube.com/watch?v=WgP-9M33WS0</a>			<b>Jr High School:</b>	
				<b>Sr High School:</b>	
				<b>Other School:</b>	

<b>Condo Name:</b>	Charlton Court	<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>Condo Fee:</b>	\$235	<b>Condo Fee Incl:</b> Amenities w/Condo, Exterior Maintenance, Landscape/Snow Removal, Parking, Reserve Fund Contribution, See Remarks							
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Robert Weller & Juliette Gillies	<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>	8/19/2016	
<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> 62
<b>List Agent 2:</b>	Catherine A Hunt	<b>Possession:</b>	<b>Possession Days:</b> 90	<b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>	Re/Max Elite	<b>Co-Operating Commission:</b> 3.5/100K & 1.5/B		

<b>Pending Date:</b>		<b>Sold Price:</b>		<b>Input Date:</b>	8/19/2016 12:15 PM
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	11/19/2016
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>			
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>			

10/20/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0