

**RESIDENTIAL**

**51 RAVEN DR**

**ACTIVE**

**LP: \$389,900**



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Brentwood\_CSTS  
**Building Type:** Detached Single Family  
**Style:** Bungalow  
**Legal Plan:** 1064NY **Blk:** 56 **Lot:** 8 **Unit:** **UF:**  
**Linc #:** 0012005519  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**  
**Warranty:**

**Listing ID#:** E4038255  
**Postal Code:** T8A 0C6  
**Zone:** Zone 25  
**Year Built:** 1966  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



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

RENOVATED from the top to the Bottom. Incredible NEW KITCHEN with deep country style sink, NEW CABINETS Amazing WHITE QUARTZ COUNTERTOPS. Beautiful HIGH QUALITY LAMINATE throughout. New Iron Stair Railing, NEW WINDOWS, NEW SHINGLES, NEW DOORS, NEW BASEBOARDS AND TRIM, SIDING IS NEW on the HOUSE AND GARAGE and NEW GARAGE DOOR. The Basement fully finished is Awesome with a ton of space for living and a family room with a built in dry bar. The 4th Bedroom is a great size, bathroom is huge with a fully renovated 4 piece bathroom, the office/den is a nice touch and laundry room is big enough to fold, wash and dance. This house is mint from top to bottom. Located on a great lot near schools and every amenity you need. Double Car Oversized Garage is a huge bonus as well!

	<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	2	0	0	<b>Ensuite Bath:</b>	0	0	0	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> 4						<b>Main Level:</b>
<b>Living Rm:</b>			M	<b>Master Bdrm:</b> M				<b>Laundry Room</b> B						<b>Upper:</b>
<b>Dining Rm:</b>				<b>Bedroom 2:</b> M				<b>Second Living</b> B						<b>Above Grade:</b>
<b>Kitchen:</b>			M	<b>Bedroom 3:</b> M										<b>Lower Level:</b>
<b>Family Rm:</b>			M	<b>Bedroom 4:</b> B										<b>Below Grade:</b>
<b>Den:</b>			B	<b>Bonus Rm:</b>										<b>Total A.G.:</b> 98.60 1,061.33

<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> Vinyl				<b>Sec Suite Y/N:</b> N <b>2nd Suite Permit By Seller:</b>	
<b>Features:</b> See Remarks				<b>Flooring:</b> Ceramic Tile, Laminate Flooring	
				<b>Goods Excluded:</b>	
<b>Goods Included:</b> Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings				<b>Lot Shape:</b> Irregular	<b>Lot SqM:</b>
				<b>Front Exp:</b> E	<b>Unit Exp:</b>
<b>Site Influences:</b> Playground Nearby, Public Transportation, Schools, Shopping Nearby				<b>Frontage:</b>	<b>Depth:</b>
				<b>Tax Amt/Yr:</b> \$2,144 / 2015	<b>LI/Yr:</b> \$0 /
<b>Parking:</b> Double Garage Detached				<b>Zoning:</b>	
<b>Virtual Tour:</b> <a href="https://www.youtube.com/watch?v=_jcODkVzNnc&amp;feature=youtu.be">https://www.youtube.com/watch?v=_jcODkVzNnc&amp;feature=youtu.be</a>				<b>Elem. School:</b> <a href="http://brentwoodelementary">http://brentwoodelementary</a>	
<b>Brochure:</b> <a href="https://www.youtube.com/watch?v=_jcODkVzNnc&amp;feature=youtu.be">https://www.youtube.com/watch?v=_jcODkVzNnc&amp;feature=youtu.be</a>				<b>Jr High School:</b> <a href="http://sherwoodheights.org">http://sherwoodheights.org</a>	
				<b>Sr High School:</b> <a href="http://salcomp.ca/">http://salcomp.ca/</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>Condo Fee:</b>	<b>Condo Fee Incl:</b>			
<b>HOA Fee:</b>	<b>HOA Fee Incl:</b>			

<b>Seller Name:</b> Carol Ann Hucal	<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> 9/20/2016
<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> 49
<b>List Agent 2:</b>	<b>Possession:</b> <b>Possession Days:</b> 15 <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> 9/20/2016 2:14 PM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration:</b> 12/31/2016
<b>Seller Agent:</b>	<b>Seller Agent 2:</b>	
<b>Seller Firm:</b>	<b>Seller Firm 2:</b>	