

RESIDENTIAL

8 CRAIGAVON BA

ACTIVE

LP: \$489,900



Property Class: Single Family
Area: Sherwood Park
Community: Craigavon
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 8921965 **Blk:** 287 **Lot:** 176 **Unit:** **UF:**
Linc #: 0010962710
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4036122
Postal Code: T8A 5J4
Zone: Zone 25
Year Built: 1990
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

RARE FIND.....5 BEDROOMS UPSTAIRS!! Over 2000ft located on a very quiet private street in Craigavon. Such an Amazing house, BEAUTIFUL HARDWOOD throughout the main floor. The Living room is huge and looks out onto the ENORMOUS BACK YARD with a FULL GARDEN, landscaping, fire pit and still room to throw a ball. The Front entrance has a very cool open bench and hooks for kids. The Main floor has a huge Den with DOUBLE FRENCH DOORS. The KITCHEN has more STORAGE than you would need with solid wood cabinets and a very functional design. The stair case going up stairs is completely refinished and leads to 5 BEDROOMS, large bathroom and a FULLY RENOVATED ENSUITE that you have to see. House has new doors, and trim as of this month. GARGAGE IS A GREAT SIZE.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	1	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	5		Total Bdrms:	5						Main Level:
Living Rm:			M	Master Bdrm:	U		Bedroom							Upper:
Dining Rm:			M	Bedroom 2:	U		Breakfast Nook							Above Grade:
Kitchen:			M	Bedroom 3:	U									Lower Level:
Family Rm:				Bedroom 4:	U									Below Grade:
Den:				Bonus Rm:										Total A.G.: 187.00 2,012.87

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Partly Finished
Exterior:	Brick, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Front Porch			Flooring:	Ceramic Tile, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Irregular
				Front Exp:	SE
Site Influences:	Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$3,286 / 2015 LI/Yr: \$0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=1pbAbfYtVIE&feature=youtu.be			Elem. School:	http://www.wyeschool.ca/
Brochure:	https://www.youtube.com/watch?v=1pbAbfYtVIE&feature=youtu.be			Jr High School:	http://frhaythorne.ca/
				Sr High School:	http://bevfacey.ca/
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:			
Condo Fee:		Condo Fee Incl:							
HOA Fee:		HOA Fee Incl:							

Seller Name:	Jeremy Van Veen	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	9/2/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller
List Agent 2:		Possession:	Possession Days: 30 DOM: 33
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B Possession Notes: Negotiable

Pending Date:		Sold Price:		Input Date:	9/2/2016 2:25 PM
Sold Date:		Adjustmnt Date:		Expiration	11/30/2016
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			