

RESIDENTIAL

7175 SOUTH TERWILLEGAR DR NW

ACTIVE

LP: \$424,900



Property Class: Single Family
Area: Edmonton
Community: South Terwillegar
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 0728680 **Blk:** 51 **Lot:** 73 **Unit:** **UF:**
Linc #: 0032749277
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4043496
Postal Code: T6R 0P3
Zone: Zone 14
Year Built: 2010
Ownership: PRIV
Conform:
Restrictions: N-KNW



Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings.

LOCATION, QUALITY AND VALUE!! One of the BEST POSITIONED 2 storey homes in South Terwillegar!! This stunning home located on a CORNER LOT is right across from a GREENSPACE, steps away from Terwillegar South Park, and half a block from PAVED BIKE/WALKING TRAILS. Enjoy your morning coffee on your south facing wraparound covered verandah. The SUNNY DEN/FLEX ROOM right off the Foyer is the perfect workspace for a home office. Main floor is full of natural sunlight and the open concept design lends to cozy, casual living. The kitchen features ESPRESSO-STAINED CABINETS, corner pantry, stainless steel appliances and an EATING BAR. GENEROUS SIZED Dining area. EXPANSIVE LIVING ROOM with a wall of windows showcasing the view of backyard. KING SIZED master suite walk-in closet and ensuite. Bedrooms 2 and 3 have plenty of room. UPSTAIRS LAUNDRY ROOM. The back deck leads to a huge fully fenced landscaped backyard big Brand new 22'X 22'DOUBLE CAR GARAGE. Close to schools, transit, Terwillegar Rec Centre.

	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	Level:	SqM:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:	3				SqFt:	
Living Rm:			M	Master Bdrm:		U						Main Level:	
Dining Rm:				Bedroom 2:		U						Upper:	
Kitchen:			M	Bedroom 3:		U						Above Grade:	
Family Rm:				Bedroom 4:								Lower Level:	
Den:			M	Bonus Rm:								Below Grade:	
												Total A.G.:	148.69 1,600.50

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 / Unfinished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Irregular
				Front Exp:	E
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$3,465 / 2016 LI/Yr: \$0 /
Parking:	Double Garage Detached			Zoning:	TSLR
Virtual Tour:				Elem. School:	http://lansdowne.epsb.ca/
Brochure:				Jr High School:	http://avalon.epsb.ca/
				Sr High School:	http://www.osborneschool.c
				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:	Care of Listing Broker	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Catherine A Hunt - Ph: 780-916-9603	Listing Date:	11/10/2016
Agent E-mail:	catherine@teamoosterveld.com	Agent URL:	
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: 60 Possession Notes: Negotiable
List Firm 2:	Re/Max Elite	Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	11/10/2016 12:59 PM
Sold Date:		Adjustmnt Date:		Expiration	1/10/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			

11/10/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0