

RESIDENTIAL

5420 THIBAUT WY NW

ACTIVE

LP: \$474,900



Property Class: Single Family
Area: Edmonton
Community: Terwillegar Towne
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 0425158 **Blk:** 46
Linc #: 0030677371
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4046087
Postal Code: T6R 3J1
Zone: Zone 14
Year Built: 2006
Lot: 30 **Unit:** **UF:**
Ownership: PRIV
Conform:
Restrictions: N-KNW



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

LOCATION, QUALITY and VALUE!! FULLY FINISHED 2 storey home in Terwillegar Towne!! The SUNNY DEN with French doors right off the Foyer is the perfect workspace for a home office. Main floor is full of natural sunlight has an OPEN CONCEPT design with 9 foot ceilings. Kitchen features ESPRESSO-STAINED CABINETS, corner pantry, stainless steel appliances, EATING BAR and GENEROUS SIZED Dining area. SPACIOUS FAMILY ROOM with fireplace. KING SIZED master suite with a walk-in closet and ENSUITE SPA (double sinks, corner soaker tub, separate shower and private bathroom). Bedrooms 2 and 3 have plenty of room as well. Basement offers a LARGE REC ROOM with a 2nd fireplace flanked in STACKED STONE AND BUILT IN CABINETS and shelves also a 4th bedroom, 4 piece bathroom and ample Laundry Room. House has a "NEST SMART THERMOSTAT" to control from smart phone. Backyard features a 2-TIERED DECK with pergola. MAN CAVE DOUBLE CAR GARAGE!! Fully insulated with 60,000 BTU natural gas permitted heater.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3		
Baths:	0	1	0	2	0	0	Ensuite Bath:	0	0	0	1	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:				4			Main Level:		
Living Rm:			M	Master Bdrm:	U		Breakfast Nook					M		Upper:		
Dining Rm:				Bedroom 2:	U									Above Grade:		
Kitchen:			M	Bedroom 3:	U									Lower Level:		
Family Rm:				Bedroom 4:	B									Below Grade:		
Den:			M	Bonus Rm:										Total A.G.:	153.30	1,650.12

Fireplace Y/N:	Y	F/P Fuel:	Gas	Fireplace Type:	Glass Door, Mantel		
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles		
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full	/	Fully Finished
Exterior:	Vinyl			Sec Suite Y/N:	N	2nd Suite Permit By Seller:	
Features:	Deck, Detectors Smoke			Flooring:	Carpet, Ceramic Tile, Hardwood		
				Goods Excluded:			
Goods Included:	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings			Lot Shape:	Rectangular	Lot SqM:	
				Front Exp:	S	Unit Exp:	
				Frontage:		Depth:	
Site Influences:	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby			Tax Amt/Yr:	\$3,641	/ 2016	LI/Yr: \$0 /
				Zoning:	TSLR		
Parking:	Double Garage Detached			Elem. School:	http://estherstarkman.epsb		
Virtual Tour:	https://www.youtube.com/watch?v=uIPjaU8cMjc&feature=youtu.be			Jr High School:	http://estherstarkman.epsb		
Brochure:	https://www.youtube.com/watch?v=uIPjaU8cMjc&feature=youtu.be			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:	\$120	HOA Fee Incl:	Amenities w/HOA						

Seller Name:	Clint Levangie	Appointment:	Must Confirm Appointment		
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333		
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	12/16/2016		
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com		
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller	DOM:	2
List Agent 2:		Possession:		Possession Days:	60
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B		
				Possession Notes:	Negotiable

Pending Date:		Sold Price:		Input Date:	12/18/2016 5:06 PM				
Sold Date:		Adjustmnt Date:		Expiration	3/16/2017				
Seller Agent:		Seller Agent 2:							
Seller Firm:		Seller Firm 2:							

12/18/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0