

## RESIDENTIAL

145 HIGHGROVE CR

ACTIVE

LP: \$497,900



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Heritage Hills  
**Building Type:** Detached Single Family  
**Style:** 2 Storey  
**Legal Plan:** 0224280 **Blk:** 315 **Lot:** 1 **Unit:** **UF:**  
**Linc #:** 0029392891  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**  
**Warranty:**

**Listing ID#:** E4050137  
**Postal Code:** T8A 6J8  
**Zone:** Zone 25  
**Year Built:** 2003

**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



For showings please call Team Oosterveld Monday-Friday 9:00AM - 3:00PM 587-269-3333 (LANDLINE - NO TEXTING). Evenings and weekends call or text Catherine Hunt 780-916-9603. Lockbox located on the gas meter located on the west side of the house.

Stunning family home built by Hillview Homes is located on a CORNER LOT steps away from a park. The SUNNY DEN right off the Foyer is the perfect space for a home office or playroom. Main floor is full of natural sunlight and the open concept design lends to cozy, casual living. Kitchen features warm MAPLE CABINETS, slate tile backsplash, black appliances, an ISLAND and GENEROUS SIZED dining area. HUGE WALK THRU PANTRY with room for a freezer, and LAUNDRY ROOM. Amazing backyard featuring a 2 TIER DECK and lots of yard space. Spacious BONUS ROOM has lots of natural light. Bedrooms 2 and 3 have plenty of room. KING SIZED master features a long walk-in closet. Ensuite has built-in MAKE-UP VANITY, corner SOAKER TUB, SEPARATE SHOWER and private water closet. Basement features an IN-LAW/NANNY SUITE which includes bedroom/living area, kitchenette & bathroom with a walk-in shower. Roughed in for a HOME THEATRE and has HEATED FLOORS!! Home is wired for SOUND SYSTEM, has AIR CONDITIONING and 2 hot water tanks!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 3		
<b>Baths:</b>	0	1	1	1	0	0	<b>Ensuite Bath:</b>	0	0	1	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>	3			<b>Main Level:</b>	95.49	1,027.85		
<b>Living Rm:</b>	4.90 x		M	<b>Master Bdrm:</b>	4.86 x		U	<b>Breakfast Nook</b>			M	<b>Upper:</b>	104.14	1,120.96		
<b>Dining Rm:</b>	3.60 x		M	<b>Bedroom 2:</b>	3.53 x		U	<b>Laundry Room</b>	1.67 x		M	<b>Above Grade:</b>				
<b>Kitchen:</b>	4.55 x		M	<b>Bedroom 3:</b>	3.43 x		U	<b>Second Kitchen</b>			B	<b>Lower Level:</b>				
<b>Family Rm:</b>			B	<b>Bedroom 4:</b>								<b>Below Grade:</b>				
<b>Den:</b>	3.34 x		M	<b>Bonus Rm:</b>	5.77 x		U					<b>Total A.G.:</b>	199.63	2,148.82		

<b>Fireplace Y/N:</b>	Y	<b>F/P Fuel:</b>	Gas	<b>Fireplace Type:</b>	Glass Door, Mantel, Tile Surround	
<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> N
<b>Features:</b>	Air Conditioner, Deck, See Remarks			<b>Flooring:</b>	Carpet, Hardwood, Slate	
				<b>Goods Excluded:</b>	Curtains in Master Bedroom	
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings			<b>Lot Shape:</b>	Pie Shaped	<b>Lot SqM:</b>
<b>Site Influences:</b>	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby			<b>Front Exp:</b>	E	<b>Unit Exp:</b>
<b>Parking:</b>	Double Garage Attached			<b>Frontage:</b>		<b>Depth:</b>
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=cl_3LWXL9wg&amp;feature=youtu.be">https://www.youtube.com/watch?v=cl_3LWXL9wg&amp;feature=youtu.be</a>			<b>Tax Amt/Yr:</b>	3,760.00 / 2016	<b>LI/Yr:</b> \$0 /
<b>Brochure:</b>	<a href="https://www.youtube.com/watch?v=cl_3LWXL9wg&amp;feature=youtu.be">https://www.youtube.com/watch?v=cl_3LWXL9wg&amp;feature=youtu.be</a>			<b>Zoning:</b>		
				<b>Elem. School:</b>	<a href="http://glenallanelementary">http://glenallanelementary</a>	
				<b>Jr High School:</b>	<a href="http://frhaythorne.ca/">http://frhaythorne.ca/</a>	
				<b>Sr High School:</b>	<a href="http://bevfacey.ca/">http://bevfacey.ca/</a>	
				<b>Other School:</b>		

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
<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>	Ashley & Erik Tillenius	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333
<b>List Agent:</b>	Catherine A Hunt - Ph: 780-916-9603	<b>Listing Date:</b>	2/6/2017
<b>Agent E-mail:</b>	catherine@teamoosterveld.com	<b>Agent URL:</b>	
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller <b>DOM:</b> 0
<b>List Agent 2:</b>	Ben S Oosterveld	<b>Possession:</b>	<b>Possession Days:</b> 60 <b>Possession Notes:</b> Neogtiable
<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>	2/6/2017 12:48 PM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration:</b>	5/6/2017
<b>Seller Agent:</b>	<b>Seller Agent 2:</b>		
<b>Seller Firm:</b>	<b>Seller Firm 2:</b>		

02/06/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0