

RESIDENTIAL

16204 47 ST NW

ACTIVE

LP: \$518,888



Property Class: Single Family
Area: Edmonton
Community: Brintnell
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 0624661 **Blk:** 13 **Lot:** 25 **Unit:** **UF:**
Linc #: 0031835664
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4055644
Postal Code: T5Y 0G8
Zone: Zone 03
Year Built: 2007
Ownership: PRIV
Conform:
Restrictions: N-KNW



For Showings please contact Team Oosterveld @ 587-269-3333 (LANDLINE - NO TEXTING). Door code is in the key box and is the same as the alarm code (Just type in the code and it will disarm) - Do not arm when exiting. Living Room Wall Cabinets included in the sale

Incredible house with 10 FOOT CEILINGS , hardwood floors and large windows. MASSIVE KITCHEN WITH BEAUTIFUL DARK GRANITE COUNTERTOPS with a breakfast bar. So much storage and so much counter space. MAIN FLOOR MASTER BEDROOM IS FIT FOR A KING with a large walk in closet. THE MASTER ENSUITE WILL BLOW YOU AWAY with an oversized shower and large soaker tub ...true luxury. The MAIN FLOOR HAS A LARGE OFFICE, that is a huge bonus. THE MAIN FLOOR LAUNDRY is off a good size mudroom off the double car garage. AMAZING CURVED STAIRCASE HEADING DOWN TO A LUXURIOUS BASEMENT with heated floors, built in surround sound , 9 foot ceilings, 2 more bedrooms, large full bathroom, A LARGE THEATER AREA AND TONS OF ROOM FOR A POOL TABLE. This house has it all. AIR CONDITIONED , Sun filled house has a great feel to it.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	0	0	2	0	0	Ensuite Bath:	0	0	0	1	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:	4						Main Level:
Living Rm:			M	Master Bdrm:	M		Recreation Room							Upper:
Dining Rm:			M	Bedroom 2:	M		Media Room							Above Grade:
Kitchen:			M	Bedroom 3:	B									Lower Level:
Family Rm:				Bedroom 4:	B									Below Grade:
Den:				Bonus Rm:										Total A.G.: 144.90 1,559.70

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 / Fully Finished
Exterior:	Stone, Stucco			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Air Conditioner, Ceiling 10 ft., Detectors Smoke			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks			Lot Shape:	Rectangular Lot SqM:
Site Influences:	Landscaped, Public Transportation, Schools, Shopping Nearby			Front Exp:	SE Unit Exp:
				Frontage:	Depth:
Parking:	Double Garage Attached			Tax Amt/Yr:	3,749.00 / 2016 LI/Yr: \$0 /
Virtual Tour:	https://www.youtube.com/watch?v=Mhf4eRGHTRM&feature=youtu.be			Zoning:	RSL
Brochure:	https://www.youtube.com/watch?v=Mhf4eRGHTRM&feature=youtu.be			Elem. School:	http://riverdale.epsb.ca/
				Jr High School:	http://spruceavenue.epsb.c
				Sr High School:	http://victoria.epsb.ca/
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:	2	Parking Unit:		Park Plan Type:		Park Plan Desc:			
Condo Fee:		Condo Fee Incl:							
HOA Fee:		HOA Fee Incl:							

Seller Name:	Elliot Huang	Appointment:	Alarm System On, Ksafe-Call Before Showing, Must Confirm
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	3/21/2017
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:		Possession:	Possession Days: 15 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100K & 1.5/B

Pending Date:		Sold Price:		Input Date:	3/21/2017 1:02 PM
Sold Date:		Adjustmnt Date:		Expiration	5/31/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			