

**RESIDENTIAL**

**4108 45 ST**

**ACTIVE**

**LP: \$364,000**



**Property Class:** Single Family  
**Area:** Beaumont  
**Community:** None  
**Building Type:** Detached Single Family  
**Style:** Bungalow  
**Legal Plan:** 7820767 **Blk:** 4 **Lot:** 26 **Unit:** **UF:**  
**Linc #:** 0012866083  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N **SRR** N **Disc:**  
**Warranty:**

**Listing ID#:** E4054351  
**Postal Code:** T4X 1E9  
**Zone:** Zone 82  
**Year Built:** 1979  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



For Showings, please call Team Oosterveld 9 - 12 pm @ 587-269-3333 (LANDLINE - NO TEXTING). After 12pm and weekends text Adam Benke 780-221-6106. Key safe located on gas meter at rear of house. Trim around doors will be complete by March 16. Garage will be painted to match house weather permitting.

FIVE BEDROOMS...This renovated BUNGALOW in the quiet town of BEAUMONT is the perfect home for a growing family. BRAND NEW upgrades include: NEW ROOF & NEW WINDOWS (2017), BASEBOARDS & DOORS(2017) and FRESHLY PAINTED walls, ceilings and trim. Recent upgrades: HIGH-EFFICIENCY FURNACE w/ Humidifier (\$7,800 in 2014), Hot Water Tank(2011) & LAMINATE FLOORING(2016). Kitchen upgraded w/ STAINLESS STEEL appliances, Backsplash & Countertops (2015). Enjoy Summer BBQing and Relaxing on the Refinished Large patio deck. OVERSIZED DOUBLE GARAGE w/ RV Parking provides plenty of space for all your toys and vehicles. This Home is only a 2 min walk from playgrounds, walking trails and a beautiful lake. Grocery store is a short 2 min drive w/ several other shops, restaurants and amenities nearby. Enjoy living in the family orientated community of Beaumont where everyone feels like your neighbour and loves to support and help each other out. Only a short 5 minute drive to Edmonton! Small town feel without the long commute!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:
<b>Baths:</b>	0	0	1	1	0	0	<b>Ensuite Bath:</b>	1	0	0	0	0		2
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	3						<b>Level:</b>
<b>Living Rm:</b>	4.60x4.17		M				<b>Master Bdrm:</b>	3.96x3.35	M					<b>SqM:</b>
<b>Dining Rm:</b>	3.05x2.74		M				<b>Bedroom 2:</b>	2.74x3.05	M					<b>SqFt:</b>
<b>Kitchen:</b>	3.96x3.96		M				<b>Bedroom 3:</b>	2.44x3.05	M					
<b>Family Rm:</b>	5.0x3.80		B				<b>Bedroom 4:</b>	3.66x3.66	B					
<b>Den:</b>							<b>Bonus Rm:</b>							
														<b>Total A.G.:</b> 104.69 1,126.88

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<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>	Stucco			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Deck, Sprinkler Sys-Underground			<b>Flooring:</b>	Laminate Flooring
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings			<b>Lot Shape:</b>	Irregular
				<b>Front Exp:</b>	E
<b>Site Influences:</b>	Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Treed Lot			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	2,841.00 / 2016 <b>LI/Yr:</b> \$0 /
<b>Parking:</b>	Double Garage Detached			<b>Zoning:</b>	R16
<b>Virtual Tour:</b>				<b>Elem. School:</b>	
<b>Brochure:</b>				<b>Jr High School:</b>	
				<b>Sr High School:</b>	
				<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>	Chelsey Greentree	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Adam	<b>Appt Phone:</b>	780-221-6106
<b>List Agent:</b>	Adam J Benke - Ph: 780-221-6106	<b>Listing Date:</b>	3/11/2017
<b>Agent E-mail:</b>	adam@teamoosterveld.com	<b>Agent URL:</b>	
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller <b>DOM:</b> 1
<b>List Agent 2:</b>	Ben S Oosterveld	<b>Possession:</b>	<b>Possession Days:</b> 30 <b>Possession Notes:</b> Negotiable
<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>	3/11/2017 10:43 AM
<b>Sold Date:</b>	<b>Adjustmnt Date:</b>	<b>Expiration:</b>	7/15/2017
<b>Seller Agent:</b>	<b>Seller Agent 2:</b>		
<b>Seller Firm:</b>	<b>Seller Firm 2:</b>		