

**RESIDENTIAL**

**3 GREENBRIAR CR**

**ACTIVE**

**LP: \$469,000**



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Clarkdale Meadows  
**Building Type:** Detached Single Family  
**Style:** 2 Storey Split  
**Legal Plan:** 8421782      **Blk:** 4      **Lot:** 8      **Unit:**      **UF:**  
**Linc #:** 0011117470  
**Title to Land:** Fee Simple  
**Exclusion Y/N:** N      **SRR** N      **Disc:**  
**Warranty:**

**Listing ID#:** E4062104  
**Postal Code:** T8H 1H4  
**Zone:** Zone 25  
**Year Built:** 1985  
**Ownership:** PRIV  
**Conform:**  
**Restrictions:** N-KNW



For Showings - Please call Team Oosterveld @ 587-269-3333 (LANDLINE - NO TEXTING). Extra Good Included - Playhouse, Shelving in Lower Storage Room, wardrobe in Basement Bedroom and Trampoline in Backyard

Absolutely Incredible home about 1/3 OF AN ACRE LOT that is breathtaking. 4 Bedroom 4 bath house with 5 FINISHED LEVELS. Walk in to the front living room and large dining area with INCREDIBLE HARDWOOD Flooring and HIGH VAULTED CEILINGS. The sunken front entrance has a LARGE SKYLIGHT THAT BRINGS IN SPECTACULAR SUNLIGHT. The Kitchen is FULLY RENOVATED with BEAUTIFUL GRANITE countertops new cupboards and VERY COOL EAT UP KIDNEY SHAPED PENINSULA. You also have a great space for a kitchen table too. Take 3 steps down into the family room with a BREATHE TAKING FULL ROCK WALL WITH A FIREPLACE WHICH CREATES AN AMAZING FEEL TO THIS HOME. THE MASTER BEDROOM IS MASSIVE And looks over the amazing yard! The 4th level has a fantastic family room, bedroom and tons of storage. The 5th Level has a 3-piece bathroom that is a good size and another large storage room TRULY ONE OF A KIND HOME with a ONE OF A KIND LOT located in ONE OF THE BEST NEIGHBOURHOODS IN SHERWOOD PARK.

	<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>Finished Levels:</b> 2
<b>Baths:</b>	0	1	1	1	0	0	<b>Ensuite Bath:</b>	0	1	0	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0						<b>Bdrms Above:</b>	3						<b>Main Level:</b>
<b>Living Rm:</b>	3.64x3.75		M	<b>Master Bdrm:</b>	3.91x4.73	U	<b>Recreation Room</b>	4.71x4.85	B					<b>Upper:</b>
<b>Dining Rm:</b>	3.64x3.10		M	<b>Bedroom 2:</b>	2.83x2.66	U	<b>Laundry Room</b>	2.30x2.63	B					<b>Above Grade:</b>
<b>Kitchen:</b>	5.00x4.53		M	<b>Bedroom 3:</b>	2.83x3.85	U								<b>Lower Level:</b>
<b>Family Rm:</b>	3.81x5.80		M	<b>Bedroom 4:</b>	3.22x2.90	B								<b>Below Grade:</b>
<b>Den:</b>				<b>Bonus Rm:</b>										<b>Total A.G.:</b> 172.61      1,857.97

<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>	Asphalt Shingles			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Deck, Detectors Smoke, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling			<b>Flooring:</b>	Hardwood, Linoleum, Wall to Wall Carpet
				<b>Goods Excluded:</b>	Stain Glass Window Insert in Kitchen
<b>Goods Included:</b>	Dryer, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks			<b>Lot Shape:</b>	Irregular
				<b>Front Exp:</b>	N
<b>Site Influences:</b>	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Vegetable Garden			<b>Frontage:</b>	
				<b>Tax Amt/Yr:</b>	3,097.00 / 2016 <b>LI/Yr:</b> \$0 /
<b>Parking:</b>	Double Garage Attached			<b>Zoning:</b>	
<b>Virtual Tour:</b>				<b>Elem. School:</b>	<a href="http://pinestreet.ca/">http://pinestreet.ca/</a>
<b>Brochure:</b>				<b>Jr High School:</b>	<a href="https://sherwoodheights.or">https://sherwoodheights.or</a>
				<b>Sr High School:</b>	<a href="https://salcomp.ca/">https://salcomp.ca/</a>
				<b>Other School:</b>	

<b>Condo Name:</b>		<b>Total Units:</b>		<b>Total Floors:</b>		<b>Floor</b>		<b>Floor #:</b>	
<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>	Kathryn Howden	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333
<b>List Agent:</b>	Ben S Oosterveld - Ph: 587-269-3333	<b>Listing Date:</b>	5/2/2017
<b>Agent E-mail:</b>	ben@teamoosterveld.com	<b>Agent URL:</b>	<a href="http://www.teamoosterveld.com">http://www.teamoosterveld.com</a>
<b>List Firm:</b>	Re/Max Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller <b>DOM:</b> 1
<b>List Agent 2:</b>		<b>Possession:</b>	<b>Possession Days:</b> 30 <b>Possession Notes:</b> Negotiable
<b>List Firm 2:</b>		<b>Co-Operating Commission:</b>	3.5/100K & 1.5/B

<b>Pending Date:</b>		<b>Sold Price:</b>		<b>Input Date:</b>	5/3/2017 11:23 AM
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	8/18/2017
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>			
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>			