

RESIDENTIAL

5 MEDHURST CR

ACTIVE

LP: \$359,900



Property Class: Single Family
Area: Sherwood Park
Community: Mills Haven
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 7520864 **Blk:** 97 **Lot:** 65 **Unit:** **UF:**
Linc #: 0015064439
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4061901
Postal Code: T8A 3T5
Zone: Zone 25
Year Built: 1975

Ownership: PRIV
Conform:
Restrictions: N-KNW



For Showings, please call Team Oosterveld at 587-269-3333 (LANDLINE - NO TEXTING), Evenings and weekends please contact Colin Clowater @ 780-218-2657. Seller discloses small leak around basement bedroom window, occurs rarely but only in the spring, has a quote for it to be fixed. Keybox on back door, key is for front door.

You're going to want to see this one! Nestled in the mature family friendly neighbourhood of Mills Haven sits this amazing bungalow backing onto Madonna School. Walk inside and you are greeted with a spacious living room with new north facing windows. Two perfect sized bedrooms for the kids, a master bedroom with 2pce ensuite, a 4pce bath and a huge kitchen with south facing windows into the backyard complete the main floor. Downstairs consists of a large rec room, 1 large bedroom, an office, a 3pce bathroom and laundry room. Basement has a separate entrance which gives potential for a basement suite. Notable features include 3 year old hot water tank, 5 year old shingles and a oversized 24x22 detached garage.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	2	
Baths:	0	0	1	1	0	0	Ensuite Bath:	1	0	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0			Bdrms Above:	3			Total Bdrms:		4				Main Level:		
Living Rm:	3.41x6.33		M	Master Bdrm:	4.18x3.21	M								Upper:		
Dining Rm:	2.81x2.30		M	Bedroom 2:	3.4x2.9	M								Above Grade:		
Kitchen:	4.04x4.30		M	Bedroom 3:	3.4x3.2	M								Lower Level:		
Family Rm:				Bedroom 4:	4.2x3.3	B								Below Grade:		
Den:				Bonus Rm:										Total A.G.:	108.00	1,162.51

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:	Stucco, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Closet Organizers, Detectors Smoke			Flooring:	Carpet, Laminate Flooring, Linoleum
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two			Lot Shape:	Rectangular Lot SqM:
				Front Exp:	N Unit Exp:
				Frontage:	Depth:
Site Influences:	Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot			Tax Amt/Yr:	2,682.00 / 2016 LI/Yr: \$0 /
				Zoning:	
Parking:	Double Garage Detached			Elem. School:	https://millshaven.ca/
Virtual Tour:				Jr High School:	http://cloverbar.ca/
Brochure:				Sr High School:	https://salcomp.ca/
				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:	HOA Fee Incl:			

Seller Name:	Ben Speers	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Colin M Clowater - Ph: 780-218-2657	Listing Date:	5/2/2017
Agent E-mail:	Colin@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:	Ben S Oosterveld	Possession:	5/15/2017 Possession Days:
List Firm 2:	Re/Max Elite	Co-Operating Commission:	3.5/100K & 1.5/B Possession Notes:

Pending Date:	Sold Price:	Input Date:	5/2/2017 12:42 PM
Sold Date:	Adjustmnt Date:	Expiration:	8/1/2017
Seller Agent:	Seller Agent 2:		
Seller Firm:	Seller Firm 2:		

05/02/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0