RURAL West Meridian 4 Range 21 Township 53 Section 28 Quarter LP: \$399,900

38 21316 T 534 RD T8G 2B1 **Legal Plan:** 5294RS **Block:** 2 **Lot:** 4 **Total Acreage:** 2.89

**Community:** Rossbrook Estates **Zone:** Zone 60

Nearest Town: Sherwood Park

Year Built: 1972 Style: Bungalow

**Road Access:** Gravel Driveway to House

Linc #: 0016880320

**Directions:** Take Highway 16, then North on Twp 534

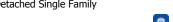
Status: ACTIVE

Listing ID#: E4069211

Area: Rural Strathcona County

**Property Class:** Country Residential **Building Type:** Detached Single Family

To Town:







CIVIA CIVIA

C-can in the back negotiable. Washer/Dryer and 2 sheds also negotiable. For showing bookings after 12pm and weekends please contact Adam Benke (780) 221-6106.

This 1200 sq. ft. Bungalow sits on a BEAUTIFUL PIECE OF LAND with a PERFECT MIX OF TREES AND GRASS located 15 minutes from Sherwood Park. As you walk in you will FEEL THE OPEN CONCEPT MAIN FLOOR instantly and notice the FANTASTIC NATURAL LIGHT that fills this place. HARDWOOD FLOORS and country style baseboards create such an awesome look! THE KITCHEN IS LARGE with tons of open space to move around and enjoy company. SEPARATE DINING area is perfect for entertaining and having family dinners. 3 BEDROOMS UP 2 DOWN make this a good family home. Basement is partially finished with 2 Bedrooms and a 3 piece bathroom 90% finished. Just needs a wall. Outside has a HUGE FRONT DECK to sit and enjoy your morning coffee. There is also a REALLY COOL COVERED BREEZEWAY connecting the DOUBLE CAR GARAGE and the house. PEACEFUL IS THE ONLY WAY TO DESCRIBE THIS LOCATION. Come see it's a good one!!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Dimensions	Lvi	Lvi	SqM	SqFt	Other Rooms
Full Bath:	0	0	1	1	0	0	Living Room:	3.46x5.49	M	Main:			Bedroom
<b>Ensuite Bath:</b>		1	0	0	0	0	Dining Room:	7.48x3.58	М	UL:			
<b>Bdrms Above:</b>	3 <b>Total Bdrms:</b> 5						Kitchen:	3.24x3.36	М	LL:			
# Finished LvI:	1						Family Room:			BG:			
Fireplace Y/N:	Υ						Den:			Total AG:	114.02	1,227.31	
Parking:	Double Garage Attached						Master Bdrm:	4.05x3.5	М				
							Bedroom 2:	2.44x3.36	М				
							Bedroom 3:	2.44x3.36	М	Frntg X D	epth:	X:	
							Bedroom 4:	3.95x3.19	В	Disclosure Report Y/N:			
Front Exposure:							Bonus Room:			Conform:			
Flooring:	Carp	et, Hai	rdwood	l, Vinyl	Plank								

**Foundation:** Concrete

**Construction:** Wood Frame

**Roof Type:** Asphalt Shingles

Footomer Deal Fine Dit Front

**Features:** Deck, Fire Pit, Front Porch, Hot Water Natural Gas

Lot Dim Info:
Phone Desc: PAID

**Basement Dev:** 

Basement:

**Exterior:** 

Phone Desc. PAID

**Sewer/Septic:** Septic Tank & Field

Full

Vinyl

Partly Finished

Power: Paid For

Goods Incl: Dishwasher-Built-In, Refrigerator, Window Coverings Goods Excl:

Site Influence: Backs Onto Park/Trees Heat Paid: PAID
Heating Fuel: Natural Gas

Heating Type: Forced Air-1
Water Supply: Drilled/Bored Well

Out Building: Water GPM: Depth of Well:

Virtual Tour: https://www.youtube.com/watch?v=chHgihXV8bo&feature=yout Ownership: Private SRR: N

**Appt Phone #:** 587-269-3333

Restrictions: None Known

Seller Name: Donald Reid

**Appointment:** Must Confirm Appointment

**Tax Amount:** 2,454.00 **Tax Year:** 2016

Ben S Oosterveld - Ph: 587-269-3333

Warranty:

List Agent Email: ben@teamoosterveld.com

List Agent Web: http://www.teamoosterveld.com

**List Firm:** RE/MAX Elite - Off#: 780-464-4100

**List Firm 2:** RE/MAX Elite - Off#: 780-464-4100

List Agent 2: Adam J Benke - Ph: 780-221-6106

Commission: 3.5/100k & 1.5/B

Listing Date: 6/14/2017 Expiry Date: 10/1/2017 Commission: 3.

Appt Name: Team Oosterveld

Title to Land:Fee SimpleOccupancy:SellerPossession:60 negotiable

Pending Date: Sold Date: Adjustmnt Date: Sold Price:

Sell Firm: Sell Firm 2:
Sell Agent: Sell Agent 2:

**DOM:** 49

**Brochure:** 

List Agent: