

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 **Status:** ACTIVE
Zone: Zone 60 **Listing ID#:** E4069211
Nearest Town: Sherwood Park **Area:** Rural Strathcona County
Year Built: 1972 **Property Class:** Country Residential
Style: Bungalow **Building Type:** Detached Single Family
Road Access: Gravel Driveway to House **To Town:**
Linc #: 0016880320
Directions: Take Highway 16, then North on Twp 534



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	Lvl	Lvl	SqM	SqFt	Other Rooms
Full Bath:	0	0	1	1	0	0	Living Room: 3.46x5.49	M	Main:			Bedroom
Ensuite Bath:		1	0	0	0	0	Dining Room: 7.48x3.58	M	UL:			
Bdrms Above:	3						Kitchen: 3.24x3.36	M	LL:			
# Finished Lvl:	1						Family Room:		BG:			
Fireplace Y/N:	Y						Den:		Total AG:	114.02	1,227.31	
Parking:	Double Garage Attached						Master Bdrm: 4.05x3.5	M				
							Bedroom 2: 2.44x3.36	M				
							Bedroom 3: 2.44x3.36	M	Frntg X Depth:			X:
							Bedroom 4: 3.95x3.19	B	Disclosure Report Y/N:			
Front Exposure:							Bonus Room:		Conform:			

Flooring: Carpet, Hardwood, Vinyl Plank

Foundation: Concrete

Construction: Wood Frame

Roof Type: Asphalt Shingles

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

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

Basement: Full

Basement Dev: Partly Finished

Exterior: Vinyl

Lot Dim Info:

Phone Desc: PAID

Sewer/Septic: Septic Tank & Field

Power: Paid For

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=chHghXV8bo&feature=youtu	Ownership:	Private	SRR:	N
Brochure:		Restrictions:	None Known		
Appt Phone #:	587-269-3333	Appt Name:	Team Oosterveld	Appointment:	Must Confirm Appointment
Seller Name:	Donald Reid	Tax Amount:	2,454.00	Tax Year:	2016
List Agent:	Ben S Oosterveld - Ph: 587-269-3333				
List Agent Email:	ben@teamoosterveld.com				
List Firm:	RE/MAX Elite - Off#: 780-464-4100				
List Agent 2:	Adam J Benke - Ph: 780-221-6106				
Listing Date:	6/14/2017	Expiry Date:	10/1/2017	Commission:	3.5/100k & 1.5/B

Title to Land: Fee Simple

Occupancy: Seller

Possession: 60 negotiable

DOM: 49

Pending Date:

Sold Date:

Adjustmnt Date:

Sold Price:

Sell Firm:

Sell Firm 2:

Sell Agent:

Sell Agent 2:

08/02/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0