



Sherwood Park **25** **Davidson Creek** **LP:** **\$389,800**
133 DARLINGTON TC **SP:** **M**

ACTIVE

Type: Half Duplex
Style: 2 Storey
Year Built: 1990
Full Baths: 3
Half Baths: 0
Tot A.G. SqFt: 1,560.78
Listing ID#: E4072537
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 145.00

HOLY COW!!! Massive World Class Back yard!!!, Kitchen Refinished (\$5000), 2017 AC. (\$4000), 2016 New Shingles (\$6000), 2015 New Stainless Appliances (\$6500), 2015 Basement Prof. Renovated (\$20,000), 2014 New Furnace and Hot Water tank, 2013 Underground Sprinkler System, Newer Windows Too!! This home is huge bang for buck. The CATHEDRAL ENTRANCE WAY IS AMAZING with MAIN FLOOR HAS AN OFFICE THAT COULD EASILY BE A 4TH BEDROOM, the Kitchen looks onto the yard and had BEAUTIFUL GRANITE COUNTER TOPS and fully refinished cupboards. The Back yard has a massive deck to Entertain and a SHOP SIZE SHED. The MASTER BEDROOM HAS ITS OWN SECOND STORY DECK, walk in closet and eye catching en-suite. THE BASEMENT IS AMAZING with a second living room stand, games area and renovated bathroom. I truly believe this may b the best buy 2017.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Level	SqM	SqFt
Baths:	0	0	1	1	0	0		Main:		
Ensuite Baths:		0	1	0	0	0		Uppr:		
Finish Levels:	3							AbGd:		
Fireplace Y/N:							Fireplace Type:	Lowr:		
Parking:							Fireplace Fuel:	BlGd:		
Garage Dim:							Prk Encl/Ttl: 1 / 4	Total A.G.:	145.00	1,560.78

Living Room:	M	Master Bedroom:	U	Game Room	B
Dining Room:	M	Bedroom 2:	U		
Kitchen:	M	Bedroom 3:	U		
Family Room:	B	Bedroom 4:			
Den:	M	Laundry Room	B		
Bonus Room:					

Flooring:	Carpet, Hardwood, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel Desc:	
Exterior:	Stucco	Features:	Air Conditioner, Deck, No Smoking Home, Sprinkler Sys-Underground
Site Influences:	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Freezer, Microwave Hood Fan, Stove-Electric, Refrigerators-Two
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	HOA Fee:	Condo Fee Incl:
Condo Fee:	Floor Number:	
Floor Location:	Unit Exposure:	HOA Fee Incl:
Balcony/Terrace		

Total Lot M2:		Lot Shape:	Pie Shaped	Lot Dimen:
Frontage:		Zoning:		
Conform:		Front Expos:	East	
Taxes:	2,530.00 2016	Local Improve:	\$0	