

RESIDENTIAL

#232 300 PALISADES WY

ACTIVE**LP: \$259,900**

Property Class: Condo
Area: Sherwood Park
Community: Centennial Village
Building Type: Lowrise Apartment
Style: Single Level Apartment
Legal Plan: 0621503 **Blk:** **Lot:** **Unit:** 26 **UF:**
Linc #: 0031636079
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:** N
Warranty:

Listing ID#: E4075210
Postal Code: T8H 2T9
Zone: Zone 25
Year Built: 2006
Ownership: PRIV
Conform:
Restrictions: PETS



Available: For showings text Colin at 780-218-2657. Keybox is on railing for underground parking. Underground parking is #99. All furniture is negotiable

Want to own part of Sherwood Park's most well known and well ran condominiums? Well look no further because this unit has everything you need! This 2 BEDROOM, 2 BATHROOM, UNDERGROUND TITLED PARKING STALL + DEN/OFFICE will instantly catch your attention with the amount of room for opportunity. The master bedroom boasts enough space for a KING SIZE bed, with a WALK-THROUGH closet right into the 3 piece bathroom consisting of a glass door shower w/ seating. The 2nd bedroom is also spacious with a 4 piece bathroom right outside. The open concept kitchen/living room contains a large U-shaped cooking area w/ AMPLE COUNTER SPACE, dark black appliances and an EAT-UP-BAR overlooking the large living room. Other features include a good-sized den/office, and an IN-SUITE LAUNDRY room with more storage. The unit is located on the 2nd floor

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 4
Baths:	0	0	0	1	0	0	Ensuite Bath:	0	1	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	2		Total Bdrms:	2						Main Level:
Living Rm:			M	Master Bdrm:		M								Upper:
Dining Rm:				Bedroom 2:		M								Above Grade:
Kitchen:			M	Bedroom 3:										Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:			M	Bonus Rm:										Total A.G.: 106.00 1,140.98

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:	None / No Basement	
Exterior:	Brick, Stone			Sec Suite Y/N:	N 2nd Suite Permit By Seller: N	
Features:	Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Handicap Access, Intercom, Laundry-In-Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Television Connection, See Remarks				Flooring:	Carpet, Ceramic Tile
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings			Goods Excluded:		
Site Influences:	Backs Onto Park/Trees, Environmental Reserve, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks			Lot Shape:		
Parking:	Underground			Front Exp:	N	
Virtual Tour:				Frontage:		
Brochure:				Tax Amt/Yr:	1,942.00 / 2016 LI/Yr: \$0 /	
				Zoning:		
				Elem. School:	Lakeland Ridge	
				Jr High School:	Lakeland Ridge	
				Sr High School:	ABJ	
				Other School:		

Condo Name:	Palisades of Sherwood Park	Total Units:		Total Floors:	4	Floor	Other	Floor #:	2
Encl Parking:	1	Parking Unit:	101	Park Plan Type:	T	Park Plan Desc: 0621503			
Condo Fee:	438.00	Condo Fee Incl: Amenities w/Condo, Caretaker, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Water/Sewer							

HOA Fee: **HOA Fee Incl:**

Seller Name:	Cody Walters	Appointment:	Must Confirm Appointment
Appt Name:	Colin	Appt Phone:	780-218-2657
List Agent:	Colin M Clowater - Ph: 780-218-2657	Listing Date:	7/26/2017
Agent E-mail:	Colin@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 55
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: 30 Possession Notes: Neg
List Firm 2:	RE/MAX Elite	Co-Operating Commission:	3.0/1.5

Pending Date:		Sold Price:		Input Date:	7/26/2017 11:11 AM
Sold Date:		Adjustmnt Date:		Expiration	10/26/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			