

**RESIDENTIAL**

**8 LARKSPUR PL**

**ACTIVE**

**LP: \$449,999**



**Property Class:** Single Family  
**Area:** Sherwood Park  
**Community:** Clarkdale Meadows  
**Building Type:** Detached Single Family  
**Style:** Bungalow  
**Legal Plan:** 8521726    **Blk:** 2    **Lot:** 17    **Unit:**    **UF:**  
**Linc #:** 0011002912  
**Title to Land:** Fee Simple    **Ownership:** PRIV  
**Exclusion Y/N:** N    **SRR** N    **Disc:**    **Conform:**  
**Warranty:**    **Restrictions:** N-KNW



Please call Team Oosterveld for showings (587) 269-3333 (LANDLINE - NO TEXTING) Please Note: Keybox is hanging on gas meter

Large Bungalow in an amazing location. Walk in to a large living room and separate dining area. Features VAULTED ceilings. BRAND NEW LAMINATE FLOORING AND CERAMIC TILE entrance way make this place pop. The Kitchen is very functional, with NEW Stainless steel appliances; looking into the family room with a fantastic fireplace and access to the back yard and MASSIVE composite deck so sit and entertain. The master bedroom can easily fit a king size bed and has double closets and a full en-suite. The Laundry is on the MAIN FLOOR which is a huge bonus. This house shows well. The Partially finished Basement has 1 finished bedroom and is fully framed with drywall supplied. The bathroom plumbing is done and ready to be installed. The double garage is attached and is a good size. You can walk to the grocery store, the park, and the ice rink. There is everything you need within a couple minutes from this house in one of the BEST neighborhoods in SHPK.

	<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>		<b>Finished Levels:</b> 1
<b>Baths:</b>	0	0	0	1	0	0	<b>Ensuite Bath:</b>	0	1	0	0	0		<b>Level:</b> <b>SqM:</b> <b>SqFt:</b>
<b>Addl Rms:</b>	0			<b>Bdrms Above:</b>	3		<b>Total Bdrms:</b>	4						<b>Main Level:</b>
<b>Living Rm:</b>	4.17x3.94		M	<b>Master Bdrm:</b>	4.47x3.82	M								<b>Upper:</b>
<b>Dining Rm:</b>	3.21x3.99		M	<b>Bedroom 2:</b>	3.30x3.27	M								<b>Above Grade:</b>
<b>Kitchen:</b>	5.19x3.49		M	<b>Bedroom 3:</b>	2.86x3.10	M								<b>Lower Level:</b>
<b>Family Rm:</b>	3.44x5.19		M	<b>Bedroom 4:</b>	3.27x2.89	B								<b>Below Grade:</b>
<b>Den:</b>				<b>Bonus Rm:</b>										<b>Total A.G.:</b> 150.50    1,619.98

<b>Fireplace Y/N:</b>		<b>F/P Fuel:</b>		<b>Fireplace Type:</b>	
<b>Heating:</b>	Forced Air-1	<b>Heat Fuel:</b>	Natural Gas	<b>Roof Type:</b>	Asphalt Shingles
<b>Construction:</b>	Wood Frame	<b>Foundation:</b>	Concrete	<b>Basement:</b>	Full / Partly Finished
<b>Exterior:</b>	Brick, Vinyl			<b>Sec Suite Y/N:</b>	N <b>2nd Suite Permit By Seller:</b>
<b>Features:</b>	Deck, Vaulted Ceiling, See Remarks			<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate Flooring
				<b>Goods Excluded:</b>	
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer			<b>Lot Shape:</b>	Square <b>Lot SqM:</b>
				<b>Front Exp:</b>	S <b>Unit Exp:</b>
<b>Site Influences:</b>	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby			<b>Frontage:</b>	<b>Depth:</b>
				<b>Tax Amt/Yr:</b>	3,173.00 / 2016 <b>LI/Yr:</b> \$0 /
<b>Parking:</b>	Double Garage Attached			<b>Zoning:</b>	
<b>Virtual Tour:</b>	<a href="https://www.youtube.com/watch?v=tktuH4PXvFM&amp;feature=youtu.be">https://www.youtube.com/watch?v=tktuH4PXvFM&amp;feature=youtu.be</a>			<b>Elem. School:</b>	<a href="http://pinestreet.ca/">http://pinestreet.ca/</a>
<b>Brochure:</b>	<a href="https://www.youtube.com/watch?v=tktuH4PXvFM&amp;feature=youtu.be">https://www.youtube.com/watch?v=tktuH4PXvFM&amp;feature=youtu.be</a>			<b>Jr High School:</b>	<a href="http://sherwoodheights.org">sherwoodheights.org</a>
				<b>Sr High School:</b>	<a href="https://salcomp.ca/">https://salcomp.ca/</a>
				<b>Other School:</b>	

<b>Condo Name:</b>		<b>Total Units:</b>		<b>Total Floors:</b>		<b>Floor</b>		<b>Floor #:</b>	
<b>Encl Parking:</b>		<b>Parking Unit:</b>		<b>Park Plan Type:</b>		<b>Park Plan Desc:</b>			
<b>Condo Fee:</b>		<b>Condo Fee Incl:</b>							
<b>HOA Fee:</b>		<b>HOA Fee Incl:</b>							

<b>Seller Name:</b>	Jordan Meredith	<b>Appointment:</b>	Must Confirm Appointment
<b>Appt Name:</b>	Team Oosterveld	<b>Appt Phone:</b>	587-269-3333
<b>List Agent:</b>	Ben S Oosterveld - Ph: 587-269-3333	<b>Listing Date:</b>	8/29/2017
<b>Agent E-mail:</b>	ben@teamoosterveld.com	<b>Agent URL:</b>	<a href="http://www.teamoosterveld.com">http://www.teamoosterveld.com</a>
<b>List Firm:</b>	RE/MAX Elite - Off#: 780-464-4100	<b>Occupancy:</b>	Seller <b>DOM:</b> 1
<b>List Agent 2:</b>		<b>Possession:</b>	<b>Possession Days:</b> 30 <b>Possession Notes:</b> negotiable
<b>List Firm 2:</b>		<b>Co-Operating Commission:</b>	3.5/100k & 1.5/B

<b>Pending Date:</b>		<b>Sold Price:</b>		<b>Input Date:</b>	8/29/2017 5:04 PM
<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Expiration</b>	
<b>Seller Agent:</b>		<b>Seller Agent 2:</b>			
<b>Seller Firm:</b>		<b>Seller Firm 2:</b>			