

RESIDENTIAL

1 HIGH RIDGE CR

ACTIVE

LP: \$499,900



Property Class: Single Family
Area: Sherwood Park
Community: Heritage Hills
Building Type: Detached Single Family
Style: Bungalow
Legal Plan: 8622026 **Blk:** 302 **Lot:** 58 **Unit:** **UF:**
Linc #: 0010261428
Title to Land: Fee Simple
Exclusion Y/N: N **SRR** N **Disc:**
Warranty:

Listing ID#: E4080089
Postal Code: T8A 5E6
Zone: Zone 25
Year Built: 1988
Ownership: PRIV
Conform:
Restrictions: N-KNW



To book showings, please call Team Oosterveld at 587-269-3333 (LANDLINE - NO TEXTING)

FULLY FURNISHED 3 Bedrooms Large Executive Bungalow 2nd bedroom on main for can be converted back into 2 bedrooms if needed. Walk in to a large entrance way leading into a sun filled spacious living room then instantly you will see the CURVED STAIRCASE GOING downstairs creating a show piece for this home. Kitchen has GRANITE COUNTER TOPS, with tons of storage and the GRANITE EAT UP BAR makes this a functional executive kitchen. The Family room leads to a deck where the morning sun floods in on a daily basis. Central Air is a nice bonus for this house. The Master bedroom is huge and has a fantastic ensuite. The Basement has about 1000sft of finished space that includes a huge media/second living room and a huge 3rd bedroom. The Roof is Concrete Tile that will last for a lifetime. The Garage is Oversized with built-in Vac. The Driveway is huge can fit a Large RV easily. The Yard has an underground sprinkler system to keep the property green with zero effort.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	2	
Baths:	0	0	1	1	0	0	Ensuite Bath:	0	0	1	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	2				3		Main Level:		
Living Rm:	3.96x3.96		M	Master Bdrm:	3.96x4.78	M								Upper:		
Dining Rm:	3.96x2.44		M	Bedroom 2:	7.3x5.8	M								Above Grade:		
Kitchen:	3.05x7.01		M	Bedroom 3:		B								Lower Level:		
Family Rm:	3.81x5.98		M	Bedroom 4:										Below Grade:		
Den:				Bonus Rm:										Total A.G.:	174.00	1,872.94

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Concrete Tiles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Brick, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer			Lot Shape:	Irregular
				Front Exp:	W
Site Influences:	Fenced, Landscaped, Public Transportation, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	3,899.00 / 2016 LI/Yr: \$0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=R0bOigC-Nw0			Elem. School:	http://www.wyeschool.ca/
Brochure:	https://www.youtube.com/watch?v=R0bOigC-Nw0			Jr High School:	http://www.frhaythorne.ca/
				Sr High School:	http://www.bevfacey.ca/
				Other School:	http://sttheresa.eics.ab

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

Seller Name:	Darien Masse	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	8/31/2017
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Tenant DOM: 19
List Agent 2:		Possession:	Possession Days: 30 Possession Notes: Negotiable
List Firm 2:		Co-Operating Commission:	3.5/100K 1.5/B

Pending Date:	Sold Price:	Input Date:	8/31/2017 2:29 PM
Sold Date:	Adjustmnt Date:	Expiration:	12/31/2017
Seller Agent:	Seller Agent 2:		
Seller Firm:	Seller Firm 2:		

09/19/2017

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0