



**Rural Strathcona County** M: 4 R: 23 T: 52 S: 11 Q: **LP: \$899,000**  
**218 Roseburn ES** **SP:** M

**ACTIVE**

<b>List ID#:</b> E4093853	<b>Type:</b> Detached Single Family	<b>Nearest Town:</b> Sherwood Park
<b>Style:</b> Bungalow	<b>Year Built:</b> 1975	<b>Total Acreage:</b> 3.01
<b>Full Baths:</b> 2	<b>Half Baths:</b> 2	<b>Bdrms Above:</b> 5 <b>Bdrms Total:</b> 5
<b>Tot A.G. SqFt:</b> 2,691.97	<b>Basement:</b> Full	<b>Basement Dev:</b> Fully Finished
	<b>Tot A.G. SqM:</b> 250.09	

Have you ever dreamt about A 6 CAR GARAGE? What about only being minutes from Sherwood Park and Edmonton? On a PRIVATE 3 ACRE LOT? Well this is the place you are going to want to call home then, fully loaded with 5 BEDROOMS, 2 FULL BATH, 2 HALF BATHS all inside of this newly updated 2692sqft Red Cedar log walkout bungalow. The addition in 2011 features the 4 car heated garage, master bedroom with 5pce ensuite and 2 more bedrooms. You will love the elegant slate flooring featured throughout the kitchen, main floor and basement. Upstairs has a gorgeous open living room with huge bay windows to allow in natural light and a wood burning fire place. Downstairs features a media room with pool table and wet bar. A fully private yard with fire pit, hot tub, newly paved round about driveway all sheltered by beautiful Spruce and Poplar trees. Recent upgrades shingles (2009), boiler (2011), city water trickle system w/ 1000 gal cistern (2015), hot water tank (2018) and garage doors (2012). This is a MUST SEE!!

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>			
<b>Ensuite Baths:</b>		1	0	0	1	0	<b>Upper:</b>			
<b>Finished Lvl:</b>	2						<b>Abv Grd:</b>			
<b>Fireplace:</b>							<b>Lower:</b>			
<b>Parking:</b>	Over Sized, Quad or More Attached, RV Parking, See Remarks							<b>Blw Grd:</b>	82.12	883.94
							<b>Total A.G.:</b>	250.09	2,691.97	
<b>Living Rm:</b>	6.44x5.50		M	<b>Master Bdrm:</b>	4.80x5.41		M	<b>Recreation Room</b>	5.33x4.08	B
<b>Dining Rm:</b>	5.10x3.34		M	<b>Bedroom 2:</b>	4.15x2.83		M	<b>Laundry Room</b>	2.29x2.78	B
<b>Kitchen:</b>	6.50x3.27		M	<b>Bedroom 3:</b>	3.75x2.85		M			
<b>Family Rm:</b>	7.46x3.38		B	<b>Bedroom 4:</b>	3.73x3.34		M			
<b>Den:</b>	4.18x3.04		M	<b>Bedroom</b>	5.10x3.21		M			
<b>Bonus Rm:</b>										

**Flooring:** Carpet, Hardwood, Slate  
**Construction:** Log  
**Roof:** Asphalt Shingles  
**Exterior:** Cedar, Log

**Foundation:** Concrete  
**Heat Type:** Baseboard, Hot Water  
**Heat Source:** Natural Gas

**Site Influen:** Hillside, Landscaped, Low Maintenance Landscape, Private Setting, See Remarks

**Features:** Hot Tub, Walkout Basement, Wet Bar

**Goods Incl:** Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

**Goods Excl:** Quadruple garage cabinets

**Restrictions:** Restrictive Covenant-Bldg

**Warranty:**  
**Heat Paid For:** Paid For  
**Power:** Paid For

**Water Supply:** Cistern, Municipal  
**Swr/Septic:** Septic Tank & Field  
**Out Buildings:**

**Condo Name:**  
**Condo Fee:**  
**Condo Fee Schedule:**

**Condo Fee**

**Frontage (M):**  
**Depth (M):**  
**Road Access:** Paved  
**Conform:**  
**Taxes:** \$4,936.00

**Conform Year:**  
**Tax Year:** 2016

**Lot Dimen:**  
**Lot Shape:**  
**Land Use:**  
**Front Expos:** North