

RESIDENTIAL**9712 90 AV****ACTIVE****LP: \$585,000**

Property Class: Single Family
Area: Fort Saskatchewan
Community: Sherridon Heights
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 6774NY **Blk:** 24 **Lot:** 42
Unit: **UF:**
Linc #: 0016006678
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**

Time Clause/Hrs: E4306874 **H**
Postal Code: T8L 1M6 **M**
Zone: Zone 62 **G**
Year Built: 1973 **A**
Restrictions: N-KNW **S**
Ownership: PRIV **S**
Conform: **T**
Warranty:

Please allow 3 hours notice for showings if possible. The seller has dogs to remove. Call or text Melissa at 780-709-9658 with any questions. Seller to provide Title insurance in lieu of RPR. Seller will leave behind work bench in the garage (With saw) and the murphy bed in the upstairs "closet"

This 0.3 Acre Lot is IMPECCABLE! Fully fenced at the end of a cul de sac with large mature trees backing a large green belt and quiet park! Enjoy this great pie-shaped lot with garden plots, fire pit, hot tub, and shed with a huge grassy area. Inside is space for the whole family with over 3150 sqft of living space. Recent updates include: Fresh paint inside & outside, new tile, 2 recently installed furnaces, AIR CONDITIONING, New roof, new fence and lighting. The Large open kitchen has an island with stone countertops, gas range, and lots of storage. Opening up to the family room with a fireplace. Upstairs you will find 4 bedrooms, one currently being used as a walk-in closet with a Murphy bed (perfect for guests). The Primary suite has room for a king size bed with a ensuite. The main bathroom has double sinks, with the other bedrooms being oversized. Laundry room connects to the garage which has ample storage, built-in work benches and lots of parking.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels:	3	
Baths:	0	1	0	0	1	0	Ensuite Bath:	0	1	0	0	0		Level:	SqM:	SqFt:
Addl Rms:	0						Bdrms Above:	4				7		Main Level:		
Living Rm:			M				Primary Bdrm:		U				B	Upper:		
Dining Rm:			M				Bedroom 2:		U				B	Above Grade:		
Kitchen:			M				Bedroom 3:		U				B	Lower Level:		
Family Rm:			M				Bedroom 4:		U					Below Grade:		
Den:							Bonus Rm:							Total A.G.:	220.14	2,369.59

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-2	Heat Source:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Brick, Metal			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Air Conditioner, Deck, Hot Tub, Hot Water Natural Gas, Parking-Extra, See Remarks			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Gas, Washer, Hot Tub			Lot Shape:	Pie Shaped Lot SqM: 1,181.91
				Front Exp:	SW Unit Exp:
Site Influences:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks			Frontage:	Depth:
				Tax Amt/Yr:	\$3,532.63 / 2021 LI/Yr: /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://unbranded.youriguide.com/9712_90_ave_fort_saskatchewan_ab,			Elem. School:	FT SASK ELEM
Brochure:				Jr High School:	RUDOLPH HENNIG
				Sr High School:	FT SASK HIGH
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor Location:		Floor #:	
Encl Parking:	2	Stall #:		Park Plan Desc/Unit:	/			UF:	
Condo Fee:		Park Plan Type:		Condo Fee Incl:					
Prop Mgmt:									
Prop Mgmt Ph:									
HOA Fee:		HOA Fee Incl:							

Seller Name:	Justin Bigglestone	Appointment:	Must Confirm Appointment, Text Lister, ShowingTime		
Appt Name:	Melissa	Appt Phone:	780-709-9658		
List Agent:	Melissa Saretsky - Ph: 780-709-9658	Listing Date:	7/28/2022		
Agent E-mail:	melissa.saretsky@century21.ca	Agent URL:	https://melissa-saretsky.c21.ca/		
List Office:	Century 21 Masters - Off#: 780-460-8558	Occupancy:	Seller	DOM:	1
List Agent 2:	Gary J Gordon - Ph: 780-951-2991	Possession:		Possession Days:	
List Office 2:	Century 21 Masters - Off#: 780-439-3300	Co-Operating Commission:	3.5/1.5		
		Possession Notes:	Negotiable		

Pending Date:		Sold Price:		Input Date:	7/28/2022 1:35 PM
Sold Date:		Adjustmnt Date:		Expiration Date:	10/23/2022
Buyer Agent:		Buyer Agent 2:			
Buyer Office:		Buyer Office 2:			

07/29/2022

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0