



Spruce Grove 91 Harvest Ridge **LP: \$299,900**
77 HARVEST RIDGE DR **SP:** M

ACTIVE

Type:	Residential Attached	Listing ID#:	E4142030
Style:	2 Storey	Bdrms Above:	3
Year Built:	2014	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	1,298.78	Tot A.G. SqM:	120.66

This isn't your average townhome for so many reasons. First, because it's a single family home-NO CONDO FEES! As soon as you walk into this END UNIT home, you'll notice the OPEN CONCEPT, NATURAL LIGHT, and that it has been WELL-MAINTAINED. The living room provides lots of space for your furniture without feeling cramped. The view from the front window is of a GREENSPACE. The spacious kitchen has plenty of TRENDY DARK CABINETS and S/S APPLIANCES. On top of a LARGE ISLAND with EATING BAR, there is also a SEPARATE DINING AREA, so you can entertain comfortably. A half bath and MUDROOM are conveniently located just inside the back door. It even has MAIN FLOOR LAUNDRY! Upstairs, in addition to the 2 good-sized bedrooms and 4pc bathroom, you'll find a SPACIOUS MASTER BEDROOM with a WALK-IN CLOSET and a full 4 piece ENSUITE. The basement is unfinished with ROUGHED-IN PLUMBING and a LARGE 72GAL HOT WATER TANK! It also has a DBL DETACHED GARAGE and lots of STREET PARKING. Steps away from NEARBY SCHOOLS.

Directions:

Virtual Tour: <https://youtu.be/KoZ4ztbWHKU> **Brochure:** <http://www.77-HarvestRidgeDrive.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	59.09	636.04
Ensuite Baths:		0	0	1	0	0	Uppr:	61.57	662.74
Finish Levels:	2						AbGd:		
Fireplace Y/N:	N						Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	120.66	1,298.78
Parking:	Double Garage Detached, On Street								
Garage Dim:									
Prk Encl/Ttl:	2 /								

Living Room:	4.57x3.35	M	Master Bedroom:	4.72x3.35	U
Dining Room:	2.59x1.83	M	Bedroom 2:	3.66x2.74	U
Kitchen:	4.57x2.74	M	Bedroom 3:	3.35x2.90	U
Family Room:			Bedroom 4:		
Den:			Laundry Room	1.68x1.52	M
Bonus Room:					

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	See Remarks
Site Influences:	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Partially Fenced		

Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks **Restrictions:** Easement Reg. On Title, Restrictive Covenant-Bldg, Utility Right Of Way

Goods Excluded: Curtains

Warranty:

Elem School: Copperhaven School **Jr. High School:** Copperhaven School **Sr High School:** St. Peter the Apostle

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Zoning:	R1		
Conform:	Real Property Report With	Conform Yr:	2017	Front Expos:	East
Taxes:	\$2,566.38 2018	Local Improve:			