



Rural Parkland County

26126 HIGHWAY 16 NW

M: 4 R: 26 T: 53 S: 14 Q: SW

LP: \$750,000

SP:



ACTIVE

List ID#: E4148438

Type: Detached Single Family

Style: Bungalow

Year Built: 2012

Full Baths: 3

Half Baths: 0

Tot A.G. SqFt: 1,861.20

Nearest Town: Edmonton

Total Acreage: 0.500

Bdrms Above: 2 **Bdrms Total:** 4

Basement: Full

Basement Dev: Fully Finished

Tot A.G. SqM: 172.91

Beautiful Walkout Bungalow with ICF Construction, Full City Services, Quad Garage on a 1/2 acre lot backing on to an Environmental Reserve within minutes of Edmonton! The main floor features a large front entry, with a walkthrough closet giving access from both the front & back garage door. The gorgeous kitchen features Quartz Countertops, Upgraded Appliances, a large Walk-through Pantry & overlooks the dining & living room with a gas fireplace and soaring ceilings. Your master suite offers an impressive walk-in closet in the 5-piece ensuite. Plus there is an additional bedroom, bathroom & main floor laundry/mud room. The Walk-out basement provides a perfect family area with enough space for your home theatre experience. Projector & Screen Stay! A 2nd gas fireplace, wet-bar that could be easily converted to a second kitchen, 2 additional large bedrooms & another full bathroom. ICF Construction (foundation to rafters), Air Conditioning & so much more, this is a must see!

Directions: West on HWY 16 towards Spruce Grove. Turn North on 231 St (RR 261). Immediate Left(West) turn on 118Ave that runs parallel to the highway. Right(North) into Countryside Ravines & property is 4th on the right.

Virtual Tour: <https://youtu.be/Lz7IPg70g54>

Brochure: <http://www.7-countrysideravines.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
Baths:	0	0	1	1	0	0	Main:			
Ensuite Baths:		0	0	0	1	0	Upper:			
Finished Lvl:	2						Abv Grd:			
Fireplace:	Yes						Lower:			
Parking:	220 Volt Wiring, Heated, Insulated, Quad or More Attached, See Remarks							Blw Grd:	158.95	1,710.94
							Total A.G.:	172.91	1,861.20	
Living Rm:	16'6x15'6		M	Master Bdrm:	15'6x15'0	M	Storage Room	22'0x18'0	B	
Dining Rm:	12'0x10'0		M	Bedroom 2:	11'6x11'0	M				
Kitchen:	17'0x11'0		M	Bedroom 3:	16'0x14'6	B				
Family Rm:	17'0x14'0		B	Bedroom 4:	16'0x14'6	B				
Den:				Laundry Room	14'0x7'0	M				
Bonus Rm:										

Flooring: Ceramic Tile, Hardwood

Construction: Insulated Concrete

Roof: Asphalt Shingles

Exterior: Brick, Vinyl

Foundation: Insulated Concrete Form

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, See Remarks

Features: Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Laundry-In-Suite, Laundry-Same Floor, Vinyl Windows, Walkout Basement, See Remarks

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount

Goods Excl: All Mounted Televisions, Sound System Equipment

Restrictions: Restrictive Covenant-Bldg, Utility Right Of Way

Warranty:

Heat Paid For: None

Power: None

Water Supply: Municipal

Swr/Septic: Municipal/Community

Out Buildings:

Condo Name:

Condo Fee:

Condo Fee Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Paved, Paved Driveway to House

Conform:

Taxes: \$4,640.13

Conform Year:

Tax Year: 2018

Lot Dimen:

Lot Shape: Irregular

Land Use:

Front Expos: West