



**Rural Parkland County**  
7, 26126 HIGHWAY 16 NW

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

**LP:** \$750,000  
**SP:**



**ACTIVE**

**List ID#:** E4160743  
**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  
**Basement:** Full  
**Basement Dev:** Fully Finished  
**Tot A.G. SqM:** 172.91

**Bdrms Total:** 4

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/8x-HRgVBbAY>

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

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

**Flooring:** Ceramic Tile, Hardwood

**Foundation:** Insulated Concrete Form

**Construction:** Insulated Concrete

**Heat Type:** Forced Air-1

**Roof:** Asphalt Shingles

**Heat Source:** Natural Gas

**Exterior:** Brick, Vinyl

**Site Influen:** Backs Onto Park/Trees, Environmental Reserve, Fenced, Shopping Nearby, See Remarks, Street Lighting

**Features:** Air Conditioner, Car Wash, Deck, Laundry-Same Floor, Walkout Basement, Wet Bar, See Remarks

**Goods Incl:** Air Conditioning-Central, Alarm/Security System, 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

**Goods Excl:** All Mounted TV's & Sound System Equipment

**Restrictions:** None Known

**Warranty:**

**Water Supply:** Municipal

**Heat Paid For:** None

**Swr/Septic:** Municipal/Community

**Power:** Other

**Out Buildings:**

**Condo Name:**

**Condo Fee**

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**Schedule:**

**Frontage (M):**

**Lot Dimen:**

**Depth (M):**

**Lot Shape:** Irregular

**Road Access:** Paved, Paved Driveway to House

**Land Use:**

**Conform:**

**Conform Year:**

**Front Expos:** West

**Taxes:** \$4,640.13

**Tax Year:** 2018