



**Spruce Grove 91 Creekside**  
16 CREEKSIDE WY

**LP: \$399,900**

**SP:**



**ACTIVE**

**Type:** Detached Single Family  
**Style:** Bi-Level  
**Year Built:** 1998  
**Full Baths:** 3  
**Half Baths:** 0  
**Tot A.G. SqFt:** 1,487.91

**Listing ID#:** E4163455  
**Bdrms Above:** 3  
**Bdrms Total:** 5  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 138.23

Large family-friendly home! Finally, a bi-level with loads of room for your growing family! With a total of 2400 sq ft of developed space, this former showhome offers 5 bedrooms, 3 baths, home theatre, and awesome yard - perfect for summertime fun! The main floor is sunny & bright with loads of hardwood, vaulted ceiling, front room, open concept great room and kitchen. The kitchen features a corner pantry, quartz counters, beautiful backsplash and island, with dining area. The great room is huge, with a fireplace and hardwood flooring throughout. 3 beds above grade, including master suite with private bath and walk-in closet. Downstairs you'll find 2 more beds and tiled movie room with full home theatre set up (included!) - perfect for family movie night or your resident gamer! The yard has been well-landscaped with a big walk-out deck (18x13), lower area with pavers, and paving stone pad for above ground pool or play equipment. The garage is heated, insulated and has in-floor heating! Great landscaping!

**Directions:**

**Virtual Tour:** <https://youtu.be/LOmxybc9DPM>

**Brochure:** <http://www.16-creeksideway-sprucegrove.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
<b>Baths:</b>	0	0	0	2	0	0
<b>Ensuite Baths:</b>		0	0	1	0	0
<b>Finish Levels:</b>	2					
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>					
<b>Parking:</b>	Double Garage Attached					
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> 2 / 4					

	Level	SqM	SqFt
<b>Main:</b>		101.41	1,091.58
<b>Uppr:</b>		36.82	396.33
<b>AbGd:</b>			
<b>Lowr:</b>		86.11	926.89
<b>BIGd:</b>			
<b>Total A.G.:</b>		138.23	1,487.91

<b>Living Room:</b>	4.42x3.35	M	<b>Master Bedroom:</b>	5.79x5.18	M	<b>Utility Room</b>	2.74x2.74	L
<b>Dining Room:</b>	2.13x2.13	M	<b>Bedroom 2:</b>	3.05x2.90	M	<b>Bedroom</b>	3.66x3.35	L
<b>Kitchen:</b>	3.96x3.05	M	<b>Bedroom 3:</b>	3.05x2.90	M			
<b>Family Room:</b>	3.05x3.05	M	<b>Bedroom 4:</b>	4.88x2.90	L			
<b>Den:</b>			<b>Second Family Room</b>	4.27x3.96	L			
<b>Bonus Room:</b>								

**Flooring:** Ceramic Tile, Hardwood  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Vinyl  
**Site Influences:** Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Deck

**Goods Included:** Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, See Remarks

**Restrictions:** None Known

**Goods Excluded:** ATTACHED GOODS INCLUDE: HOME THEATRE SYSTEM WITH SPEAKERS, FOUNTAIN. EXCLUDED: Metal shelves in garage.

**Warranty:**

**Elem School:**

**Jr. High School:**

**Sr High School:**

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

**Total Lot M2:** 529.55  
**Frontage:**  
**Conform:**  
**Taxes:** \$3,420.41 2018

**Depth:**  
**Conform Yr:**  
**Lot Shape:** Rectangular  
**Zoning:**  
**Front Expos:** South  
**Local Improve:**

**Lot Dimen:**