



ROPER REALTY

Contact: Dan Roper - (780) 915-1735

RANCH D



\$950,000

FOR SALE



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Rural

West Meridian: 4 Range: 22 Township: 52 Section: 7 Quarter: SE



Address: 52106 - RR 225
 Community: None
 Zone: Zoning - Rural Residential / Agriculture
 Nearest Town: Sherwood Park
 Year Built: 1994
 Style: Hillside Bungalow
 Road Access: Paved to Gravel Driveway
 Status: A
 Area: Rural Strathcona County
 Type: Residential Detached Single Family

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
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Full Baths: 0 0 1 1 0 0

Ensuite Baths: 0 0 0 1 0 0

Bdrms Above: 2

Rms Above: 5

Garage: Y

Parking: Triple Garage Attached, Insulated, Over Sized

Flooring: Hardwood, Ceramic Tile, Carpet

Construction: Wood Frame

Roof Type: Asphalt Shingles

Features: ACCEN, BALCY, DECK, EX2X6, FRPIT, POWER FOR OUTSIDE HOTTB, PATIO DQBLT, STGSH, WINDA

Farm Bldg: Barns

Other Rooms: Bedroom, Breakfast Nook

Foundation: Concrete

Basement: Walkout

Bsmnt Dev: Fully Finished

Exterior: Brick, Vinyl

Wtr Supply: Cistern *County will allow hook up to main water supply*

Heat Paid: Paid For

Heating Type: Forced Air-2

Heat Fuel: Natural Gas

Power: Paid For

Swr/Septic: Straight Discharge

Dimensions Lvl

Living Room: 5.3x6.7 M

Dining Room: 3.1x3.7 M

Kitchen: 3.5x4.0 M

Family Room: 5.3x6.8 L

Master Bedrm: 3.5x4.0 M

Bedrm 2: 3.1x4.0 M

Bedrm 3: 3.1x4.0 L

Bedrm 4: 3.7x4.0 L

Tax Amt: \$4779.45 - 2015

Main Level: 1780.4 Sq Ft

Lower Level: 1599.5 Sq Ft

Total AC: 20

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