



Sherwood Park **25 Village on the Lake** **LP:** \$569,900
 659 Village DR **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4257231
Style:	2 Storey	Bdrms Above:	3
Year Built:	1980	Bdrms Total:	4
Full Baths:	3	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,693.18	Tot A.G. SqM:	157.30

Welcome to this extensively renovated 2 storey home located in the community of Village on the Lake. This home features a bright open concept main level with a gorgeous state of the art designer kitchen with large island with quartz waterfall countertops, rich maple cabinetry & over \$30,000 of high end appliances. Completing the main level is a family room with modern gas fireplace & tiled surround, living & dining area with hardwood floors & access to the large deck, 2pc powder room & front entry with access to the heated double car garage. Upstairs there is hardwood flooring throughout, 2 large bedrooms, renovated 4pc main bathroom & master bedroom with renovated 3pc ensuite. The fully developed lower level has a bedroom, family/rec room 3pc bathroom & laundry room. The fully fenced, professionally landscaped backyard has a large deck & garden shed. This home has been renovated from top to bottom including newer furnace, hot water tank, roof, windows, doors, paint, & the list goes on. Welcome home!

Directions:

Virtual Tour: <https://youtu.be/8PJzWtF6mRU>

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
Baths:	0	1	1	1	0	0	Main:			
Ensuite Baths:		0	1	0	0	0	Uppr:			
Finish Levels:	3						AbGd:			
Fireplace Y/N:	Y		Fireplace Type: Mantel, Tile Surround				Fireplace Fuel: Gas	Lowr:	80.90	870.81
Parking:	Double Garage Attached						BIGd:			
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	157.30	1,693.18	

Living Room:	3.53x5.81	M	Primary Bedroom:	4.56x3.65	U	Second Family Room	3.28x5.31	B
Dining Room:	3.46x3.20	M	Bedroom 2:	2.73x3.55	U	Laundry Room	3.35x4.85	B
Kitchen:	5.77x3.67	M	Bedroom 3:	3.25x3.14	U	Storage Room	3.17x2.97	B
Family Room:	3.47x5.39	M	Bedroom 4:	2.52x4.75	B			
Den:			Flex Space	3.32x2.42	B			
Bonus Room:								

Flooring:	Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Brick, Metal	Features:	Air Conditioner
Site Influences:	Fenced, Schools, Shopping Nearby		

Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings	Restrictions:	None Known
		Goods Excluded:	

Warranty:

Elem School: Westboro **Jr. High School:** Sherwood Heights **Sr High School:** Salisbury Comp

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

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	South
Taxes:	\$2,991.69 2020	Local Improve:			