

1732 62 AV

M 4 R 24 T50 S 31 Q NE

ACTIVE

\$659,000 (LP)



Area/City Rural Leduc County
Community Beau Vista North
Postal Code A1B 2C3 **Zone** 80
Building Type Detached Single Family
Style 2 Storey
Plan/Blk/Lot 2321182 / 4 / 24
Unit/UF /
Linc # 0039502457
Title to Land Fee Simple **Zoning**
Property Class Country Residential

List Date 12/1/2024 **E4415033**
Pending Until
Time Clse/Hrs /
Tax Amt/Yr \$1,234.00 / 2023
Year Built/Eff Yr 2023 /
Baths/Ensuites 3.0 / 1
Beds/Beds Ab. 3 / 3 **Add'l Rms** 0
Prop. Condition
Nearest Town Beaumont
Agri T. Ac. 0.100



[Schedule a Showing](#)

READY FOR POSSESSION !! Call or text at 780-905-8543 for all inquiries. Title insurance to be provided in lieu of RPR. All deposits shall go in trust of Jai Homes Ltd. Total 5% deposit required upon condition removal. Landscaping deposit \$5000 required upon closing. Builder will use own purchase contract. Price includes \$5000 credit for appliances. Commission will be paid on base purchase price before GST is applied or added. Photos are for reference only.

READY FOR QUICK POSSESSION !! Welcome to this beautiful Two-storey house located in the desirable community of Irvine creek. As you step inside the front door, you'll be greeted by a spacious den, perfect for a home office or library. A convenient full bath is also located on the main floor, making it easy to host guests. Main floor comes with an open concept kitchen and a spice kitchen. The adjacent living room is bright and airy, with large windows that flood the space with natural light. Upstairs, you'll find three spacious bedrooms, each with plenty of closet space. The master bedroom features an ensuite bath with a large vanity and a walk-in shower. The two additional bedrooms share a full bathroom. There is a bonus room & laundry room on second floor as well.

Directions

				Distance To Town:						
Room	M	Room	U	Bath#	Lvl	#Pcs	Ens	Level	m2	SqFt
Living Room	M	Bedroom 3	U	1	M	4	No	Main Level		
Dining Room	M	Bedroom 4		2	U	5	Yes	Upper		
Kitchen	M	Laundry Room	U	3	U	4	No	Above Grade		
Family Room		Mud Room	M	4				Lower Level		
Den	M	Second Kitchen	M	5				Below Grade		
Bonus Room	U			6				Total A.G.	212.49	2,287.24
Primary Bedroom	U			7				Finished Lvl's	2	
Bedroom 2	U									

Heat Source Natural Gas **Heat Type** Forced Air-1 **Basement** Full / Unfinished
Roof Asphalt Shingles **Sep Ent** Yes **2nd Suite** No **Permit**
Foundation Concrete **Construction** Wood Frame **Garden Ste** **Permit**
Exterior Stone, Vinyl **Garage Ste** **Permit**
Flooring Carpet, Vinyl Plank **Front Exp.** SE **F x D (m)** x
Features Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water **Lot Shape** Rectangular
Fireplace Yes **F/P Fuel** Electric
Goods Incl Appliances Negotiable, Garage Control, Garage Opener, Hood Fan **F/P Type** Insert
HOA No **Fee** /
Goods Excl
Site Features Airport Nearby, Creek, Flat Site, Golf Nearby, Shopping Nearby **Condo Nm**
Condo Fee /
Fee Incl

Parking **Total** 4 Double Garage Attached **Rd Access** Paved Driveway to House, Concrete
Encl. 2
Restrictions None Known

Major Use	Acres Free	Ac Lse	Env Assessmt	Assess Type	Out Building(s)
Heat Desc	Paid For		Sewer/Septic	Municipal/Community	
Phone Desc	Paid		Power Service	Public System	
Water Desc	None		Water Supply	Municipal	Reg Wtr Rights

Seller Name Jai Homes Ltd. **Appointment** Call Lister, ShowingTime **Appt Name** Jashan Sidhu
List Agent 1 Jashandeep S Sidhu - Ph: 780-905-8543 **Appt Ph#** 780-905-8543
Agent Email jashansidhu77@hotmail.com **Occupancy** New; Never Occupied
List Office 1 Sterling Real Estate - Off#: 780-406-0099 **Ownership** Private
List Agent 2 **Possession** **Days** **Notes** 10 Days
List Office 2 **Input Date** 12/1/2024 4:10 PM **Expiry Date** 3/2/2025 **DOM** 2
Co-Op Comm 3.5/100,000 & 1.5 on remaining balance **SRR** Yes **Exclusion** No **Excl. Expiry** **CDOM** 2

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2