

Hi-lites of this home

Taxes: \$1,970 / 2019

Lot: 80 x 132'

House

1078 sf. 3+1 bedroom

Bathes: 1-4 pce, 1-3 pce, 1- 2 pce ensuite

Full basement - family room, bedroom, 3 pce bath, mechanical/laundry room, cold room

Built in 1975

Fireplaces

1 in LR - originally wood burning - converted to gas insert

1 in basement - gas

Decks

1 side , 1 rear

Garage

22 x 30 detached

Door opener w/ 2 controls

Rear overhead, access door

Chattels:

Fridge, stove, built-in dishwasher, hood fan, washer, dryer, garage door opener and 2 controls, built-in vacuum w/attachments, fabric shed behind garage.

Septic

Homes in Villeneuve all have 2 compartment septic tanks - the grey water is pumped into the municipal line. Residents are responsible for their own tanks and pump. This pump had a new float installed, and works as it should.

Water

City water line services home

Electrical

100 amp service - breaker box replaced in 2009

Shingles

Home 2013

Garage 2018

HVAC

Furnace & central air - 2008

Hot water tank

Approx 2009

Schools

K-9 - Sturgeon Heights - Sturgeon School Division (Hogan Road in St. Albert)

Highschool - Sturgeon Comp - Nameo

These are suggested, but may have options to attend elsewhere