



Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-8413

T A X C E R T I F I C A T E

Roll Number: 566003 Certificate Number: 10064
Legal Description: M-Rg-Twp-Sc-PS Plan -Block -Lot
4-27-052-21-NE 9321996 - -1
Municipal Address: 52322 Rge Rd 273
Property Area: 2.740 Acres LINC #: 0025363243
Title #: 932 228 827

Tax year:	2016	2017
Tax Levy: \$	3,023.17	3,156.21
Supplementary Tax Levy: \$.00	.00
Local Improvement Levy: \$.00	.00

Local Improvement Expiration Date:

Current Taxes Outstanding: \$	1,354.68
Arrears Taxes Outstanding: \$.00
Total amount of taxes payable at this date: \$	1,354.68

TIPP (Tax Installment Payment plan) monthly payment amount of: 270.94
WITHDRAWN ON 17TH OF EACH MTH

This certificate is binding on the municipality only to the date below and does not include taxes on buildings that are under construction but not yet assessed, and that may be added to the tax roll by the municipality as owing provided for in the Municipal Government Act, and does not include any money owing to the municipality but not to this date added to the tax roll of the municipality under the provision of any statute.

Your File ID. 33,948 Hastman

ROBINSON & COMPANY
6-16 NELSON DR
SPRUCE GROVE AB T7X 3X3

K Bellamy
Karen Bellamy
Supervisor Customer Services
Parkland County
2017/08/08 16:34:19



Rural Parkland County
52322 Rg Rd273

M: 4 R: 27 T: 52 S: 21 Q: NE

LP: \$675,000
SP: 

ACTIVE

List ID#: E4056306

Type: Detached Single Family

Style: Bungalow

Year Built: 1980

Full Baths: 3

Half Baths: 0

Tot A.G. SqFt: 2,374.97

Nearest Town: Spruce Grove

Total Acreage: 2.74

Bdrms Above: 4 **Bdrms Total:** 4

Basement: Part

Basement Dev: Fully Finished

Tot A.G. SqM: 220.64

This is a totally renovated bungalow shows like new but built between 1970 ;and early 80's. renovated once in 1996 where the foundation was added under part of home and again from 2004-2011. 2004 added new field plus septic pump, new well in 06, all plumbing fixtures were changed in 06 New high efficiency furnaces and air conditioning put in 2008, and the Atrium with foundation was built 2007-08. The Atrium has a lifetime warranty and forced air heat as well as infloor electrical heat. Property was relandscaped in 09 with Kwik curb accents and exposed Stamped Concrete, shrubs and trees plus lawn was planted at that time. The new kitchen in 08 and flooring, paint and hardwood was all redone. This is a spacious bungalow with 2370 sq ft on the main level finished; four bedrooms, a beautiful Atrium and living and family room on the same level. It has a double garage heated attached and a double heated garage detached. the home is tucked in the trees and is out of a subdivision and right off Golden Spike rd

Directions: 3.5 miles south from Spruce Grove on Golden Spike Rd

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	0	1	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Upper:		
Finished Lvl:	2						Abv Grd:		
Fireplace:	Yes						Lower:		
Parking:	Double Garage Attached, Double Garage Detached						Blw Grd:		
							Total A.G.:	220.64	2,374.97
Living Rm:	7.01x4.57		M	Master Bdrm:	3.35x4.57	M			
Dining Rm:	4.26x3.35		M	Bedroom 2:	3.05x4.26	M			
Kitchen:	4.26x4.57		M	Bedroom 3:	4.2x4.2	M			
Family Rm:	4.87x6.4		M	Bedroom 4:	3.04x3.35	M			
Den:				Atrium	5.79x4.42	M			
Bonus Rm:									

Flooring: Carpet, Ceramic Tile, Hardwood

Construction: Wood Frame

Roof: Metal

Exterior: Vinyl

Foundation: Concrete

Heat Type: Forced Air-2, In Floor Heat System

Heat Fuel: Natural Gas

Site Influen: Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Schools, See Remarks

Features: Air Conditioner, Closet Organizers, Deck, Exterior Walls-2"x6", No Animal Home, No Smoking Home, R.V. Storage, Skylight, Sunroom, Workshop

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Electric, Washer, Microwave Hood Fan-Two

Goods Excl: sauna, reverse osmosis, window coverings

Restrictions: None Known

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Septic Tank & Field

Out Buildings:

Condo Name:

Condo Fee:

Condo Fee

Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Paved

Conform:

Taxes: 3,023.17

07/17/2017

Lot Dimen:

Lot Shape: Irregular

Land Use:

Front Expos: East

Conform Year:

Tax Year: 2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Client Detail 2.0



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A D D I T I O N A L I N F O R M A T I O N

Roll Number: 566003

Certificate Number: 10064

Yearly Summary of Tax Levies

Invoice Year	Tax Levy	Local Improvement	Supplementary Tax	Total Tax
2017	3,156.21	.00	.00	3,156.21
2016	3,023.17	.00	.00	3,023.17

*approx
4.4%
increase*

\$133.04

*\$3834.73
3156.21
\$678.52*

*approx.
21.5%
increase*