

Depth/Size (ft):	94	Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):	69.00	Bathrooms:	2	Age:	46
Lot Area: (sq.ft.)	6,534.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,332.76
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-532-007

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN KAP28519, SECTION 15, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'8 x 11'6	Bsmt	Kitchen	9'10 x 7'7
Main	Kitchen	10'6 x 11'6	Bsmt	Dining Room	7'5 x 9'6
Main	Living Room	16' x 13'8			
Main	Primary Bedroom	13'7 x 11'6			
Main	Bedroom	9'5 x 10'3			
Main	Bedroom	9' x 11'4			
Bsmt	Living Room	15'6 x 14'			

Finished Floor (Main):	1,127 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	742 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	1,869 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,869 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Spacious 3 bedroom/2bathroom family home in central location with rare studio in-law suite! Upstairs offers a large living and dining are with vinyl plank throughout. Kitchen offers plenty of counter space and newer appliances and leads to a large private sundeck. Three bright bedrooms and updated full bathroom with double sinks. Downstairs offers a fully separate inlaw updated with large kitchen and living and separate laundry. Spacious lot with mature trees and landscaping for privacy, lots of parking and storage shed! All this in a central location, close to shopping, and easy Highway 1 access. 3 minutes from world class golfing and rotary trail!