

<b>Depth/Size (ft):</b>	291	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	173.00	<b>Bathrooms:</b>	4	<b>Age:</b>	37
<b>Lot Area: (Acres)</b>	1.23	<b>Full Baths:</b>	4	<b>Zoning:</b>	S20
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,079.30
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	003-965-414

<b>Style of Home:</b>	4 Level Split	<b>Parking:</b>	Total: 15 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** LOT 2 PLAN NWP71613 SEC 33 TWP 17 NWLD

**Amenities:**

**Site Influences:** Central Location,Cul-de-Sac,Private Yard

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

**Bylaw Restrict:**

**Listing Broker(s):** Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'11 x 13'4	Above	Bedroom	9'10 x 9'7
Main	Dining Room	18'8 x 12'10	Above	Bedroom	9'10 x 10'3
Main	Kitchen	18'3 x 10'6	Bsmt	Recreation Room	17'2 x 11'4
Below	Family Room	12'6 x 12'9	Bsmt	Games Room	18'2 x 16'9
Below	Primary Bedroom	12'4 x 11'5	Bsmt	Storage	8' x 6'2
Below	Laundry	15'7 x 8'1			
Above	Primary Bedroom	13'4 x 12'8			

<b>Finished Floor (Main):</b>	1,552 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	635 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	4	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	678 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,865 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Full,Part			
<b>Grand Total:</b>	2,865 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this exquisite residence, brimming with features. Nestled on 1.24 acres of land, this 2,865 sq ft 4-level split home boasts a myriad of updates, including a gourmet kitchen, renovated bathrooms, a new furnace, hot water on demand system, upgraded windows, roof, and electrical. The open floorplan lends itself beautifully to hosting gatherings, while the presence of two primary bedrooms makes it ideal for accommodating older children or extended family members. Step outside onto the covered deck, complete with a sunken hot tub, offering serene views of the surrounding greenspace. Additionally, a barn on the property presents an exciting opportunity for those interested in starting a hobby farm. All of this makes this the perfect place to call home!