

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1991
Frontage (ft):	60.00	Bathrooms:	5	Age:	33
Lot Area: (sq.ft.)	7,080.00	Full Baths:	4	Zoning:	SF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,669.95
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-518-328

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : city skyline
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 65484 LT 183 BLK 5N LD 36 SEC 36 RNG 32
Amenities:	Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'0 x 13'1	Above	Bedroom	12'8 x 9'10	Below	Kitchen	16'3 x 11'3
Main	Eating Area	21'6 x 13'7	Above	Bedroom	14'2 x 11'1	Below	Living Room	16'3 x 11'5
Main	Living Room	14'1 x 14'0	Above	Bedroom	14'2 x 14'4			
Main	Family Room	16'3 x 13'7	Below	Bedroom	14'2 x 12'9			
Main	Flex Room	14'4 x 11'0	Below	Bedroom	10'6 x 19'			
Above	Primary Bedroom	15'5 x 14'7						

Finished Floor (Main):	1,439 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,627 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,238 sqft	# Of Levels:	3	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,304 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	4	No
Grand Total:	4,304 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Welcome to this beauty in ROYAL Heights! With a picturesque view that you dont want to leave. Spacious over 4300 sq ft of home including 4 bedrooms upstairs, 2 washrooms upstairs and 2 on main floor. Spacious Suite waiting for your ideas. Main floor features a kitchen, den (that can be used as a room on main), full washroom on main, living room, spacious family room and a view of the city and mountains that leads to a huge sundeck to enjoy the scenery. High Ceilings throughout the house with lots of storage and large size rooms. Close to public transit, shopping, schools and parks.