

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	9999
Frontage (ft):	114.01	Bathrooms:	1	Age:	999
Lot Area: (Acres)	3.00	Full Baths:	1	Zoning:	A-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,916.75
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-845-380

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 14, PLAN NWP1090, PART NE1/4, SEC 28, TOWNSHIP 8, EXCEPT PLAN NE 227' X 385'
Amenities:	Garden,Storage,Workshop Attached
Site Influences:	Central Location,Private Yard,Rural Setting,Treed
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'5 x 15'1	Above	Bedroom	10'7 x 14'5	Below	Storage	9'7 x 13'9
Main	Kitchen	8'9 x 8'4	Above	Bedroom	10'7 x 14'8			
Main	Dining Room	9'11 x 13'9	Above	Bedroom	10'7 x 14'8			
Main	Primary Bedroom	12'7 x 11'6	Above	Attic	17'10 x 15'1			
Main	Walk-In Closet	4'11 x 4'7	Below	Workshop	24'8 x 16'11			
Main	Foyer	6'8 x 6'9	Below	Laundry	9'1 x 11'0			
Above	Bedroom	10'8 x 11'4						

Finished Floor (Main):	1,237 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	699 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,041 sqft	# Of Levels:	3			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,977 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,977 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Looking for quiet in a chaotic world but want to be near what the City has to offer? Not afraid of doing a little hard work? Then this solid 5-bedroom home, with an unfinished basement is a blank canvas waiting for your remodel/decorating ideas. With a bright & sunny yard and only a partial view of one neighbour, the sound of a meandering creek, these 3 acres are a paradise waiting to be found. Back half of the property lends itself to treehouses, old tire swings and plenty of room for an epic game of hide and seek. Only a short drive to all the amenities, and Hwy #1. Why wait, leave the hustle and bustle behind, call for your private showing today.