

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,417.00
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	408.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-987-038

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Home Life Advantage
<b>Complex / Subdiv:</b>	FIRCREST ESTATES
<b>Services Connected:</b>	Electricity, Storm Sewer, Water
<b>Legal:</b>	PL NWS2207 LT 74 LD 36 SEC 20 TWP 16
<b>Amenities:</b>	Club House, In Suite Laundry
<b>Site Influences:</b>	Adult Oriented, Central Location, Shopping Nearby, Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions, Pets Not Allowed
<b>Listing Broker(s):</b>	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 11'9			
Main	Eating Area	10'4 x 8'1			
Main	Living Room	14'6 x 16'4			
Main	Primary Bedroom	13' x 11'7			
Main	Bedroom	11'7 x 11'			

<b>Finished Floor (Main):</b>	1,154 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,154 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	0			
<b>Grand Total:</b>	1,154 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

This home has been renovated by a perfectionist from top to bottom. Kitchen completely redone with new/additional cabinets including a pantry, new quartz counter tops with extra counter space, new appliances, extra electrical outlets, under counter lightings and an eating bar. New flooring through out the entire suite. New lighting. New vanities and toilets in both the main bathroom plus the ensuite (off the master bedroom). The den has been converted into a separate bedroom with a proper door. New baseboard heating through out. A barn door was added to the laundry area. Tons of cupboards for storage plus a separate storage room. Front enclosed deck and back a large open balcony. Electrical and hot water paid in the strata fees.