

Depth/Size (ft):	187.34	Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):	80.38	Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	12,893.00	Full Baths:	2	Zoning:	R4C
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,054.91
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-318-200

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood,Other	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Huntington Park
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LT.28 NW SEC.17,TWP.1 PL.71959 NWD
Amenities:	
Site Influences:	Cul-de-Sac,Greenbelt,Private Setting,Private Yard
Features:	Dishwasher,Drapes/Window Coverings,Fireplace Insert,Microwave,Oven - Built In,Refrigerator,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Main	Laundry	12' x 10'
Main	Dining Room	12' x 11'	Main	Foyer	11' x 8'
Main	Kitchen	13'6 x 12'	Above	Primary Bedroom	17'6 x 13'
Main	Eating Area	11' x 10'	Above	Bedroom	14' x 11'
Main	Great Room	18'6 x 17'6	Above	Bedroom	13' x 12'
Main	Games Room	16'6 x 11'	Above	Bedroom	10'6 x 10'6
Main	Den	11' x 11'			

Finished Floor (Main):	2,014 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,261 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	5	No
Finished Floor (Total):	3,275 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,275 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Very private home in Huntington Park featuring 4 beds/3 baths nestled on a 1/2 acre GD park like setting. This solid, well built home features an open kitchen, family room & eating area, perfect for entertaining. The main floor also includes a spacious living & dining area with a custom bar, ample sized office & bonus games room potentially used as a 5th bedroom. Generous sized laundry room finishes off the main floor. The upper floor offers a nicely appointed Primary Bedroom with an updated spa-like ensuite, WIC while the three secondary bedrooms are generous in size. Relax & unwind in the serene backyard oasis with your favourite beverage. Experience nature at its finest in your very private setting! This home exudes ownership pride & is perfect for growing family in a great location!