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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 2000 |
| Frontage (ft): | 40.00 | Bathrooms: | 3 | Age: | 24 |
| Lot Area: (sq.ft.) | 2,992.00 | Full Baths: | 2 | Zoning: | RES |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$5,339.22 |
| Rear Yard Exp: | Northeast | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 024-463-094 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - 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: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv: Riverwynde

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LMS 41363 LT 75 LD 36 SEC 35 TWN 8* PT NW 1/4

Amenities: Air Cond./Central

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|--------------|
| Main | Living Room | 12'2 x 12'0 | Above | Bedroom | 11'3 x 12'5 |
| Main | Dining Room | 11'2 x 10'7 | Above | Bedroom | 9'4 x 12'10 |
| Main | Kitchen | 11'1 x 10'11 | Above | Bedroom | 10'3 x 12'10 |
| Main | Family Room | 11'3 x 13'2 | | | |
| Main | Foyer | 7'3 x 6'6 | | | |
| Above | Primary Bedroom | 14'4 x 10'6 | | | |
| Above | Walk-In Closet | 4'3 x 7'10 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 846 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 913 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 1,759 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,759 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Welcome to this inviting two-storey home in Walnut Grove's highly sought-after Riverwynde complex. Offering 1760 sq ft of living space, this 2000-built residence features 4 bedrooms and 3 bathrooms, perfect for families. Upgrades include a European style kitchen with granite countertops, lighting, flooring, fully renovated bathrooms and fresh paint throughout. Enjoy the benefits of a new roof, central AC system, and a 2-year-old hot water tank. The yard is designed for easy care with artificial turf, deck and newer fence. Updated interior and exterior lighting enhances the home, while new front and patio doors provide a fresh look. Nestled in a fantastic neighborhood with friendly neighbors, this home offers a wonderful community experience.