

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,952.98
<b>Rear Yard Exp:</b>	Southeast	<b>Maint. Fee:</b>	500.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	015-814-424

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 43
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Associa

**Complex / Subdiv:** Glenmont Park

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

**Legal:** PL NWS3198 LT 34 DL 36 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

**Amenities:** Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Freezer

**Bylaw Restrict:** Age Restrictions,Pets Not Allowed

**Listing Broker(s):** Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 17'10			
Main	Dining Room	9'2 x 13'6			
Main	Kitchen	8'11 x 13'1			
Main	Primary Bedroom	10'10 x 16'1			
Main	Bedroom	9'3 x 11'			
Main	Laundry	7'2 x 8'5			

<b>Finished Floor (Main):</b>	1,192 sqft	<b># Of Rooms:</b>	6	<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	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,192 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,192 sqft	<b># Of Pets:</b>				

This spacious 2-bedroom, 2-bathroom condo on the top floor of Glenmont Park offers almost 1,200 square feet of comfortable living. Freshly painted, the large living room with vaulted ceiling features a cozy gas fireplace, perfect for relaxing evenings. The large dining room easily accommodates a full dining suite. The primary bedroom is generously sized to fit all your bedroom furniture. Plus, the kitchen has been updated! Enjoy peace and tranquility on the large covered SE facing balcony. This 55+ building is well maintained and pet-free, providing a serene environment. A guest suite, exercise room and activity room all add to the appeal of this complex. Conveniently located near parks, shopping, and transit, this home includes one parking space and a storage locker for added convenience.