

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,952.98
Rear Yard Exp:	Southeast	Maint. Fee:	508.78	For Tax Year:	2023
View:				P.I.D.:	015-814-424

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

Finished Floor (Main):	1,192 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,192 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,192 sqft	# Of Pets:				

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.