

Depth/Size (ft):	125	Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	60.00	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	7,500.00	Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,592.86
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	004-933-010

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	PL 51146 LT 181 LD 36 SEC 29 TWP 17
Amenities:	Air Cond./Central,Pool; Outdoor,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	9'6 x 5'0	Bsmt	Flex Room	12'6 x 22'7
Main	Living Room	13'9 x 12'5	Bsmt	Bedroom	11'0 x 9'4
Main	Dining Room	10'5 x 12'7	Bsmt	Laundry	12'6 x 7'6
Main	Kitchen	13'1 x 9'9			
Main	Primary Bedroom	12'4 x 10'1			
Main	Bedroom	9'9 x 8'11			
Main	Bedroom	12'0 x 9'1			

Finished Floor (Main):	1,046 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	767 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	1,813 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,813 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Desirable family home, centrally located on a 7500 sqft lot in a great neighborhood! This home is a 4 bedrooms and 3 bathroom basement entry home. The main living space is open and bright. The living room is south facing and has a nice gas fireplace to cozy up to in the winter and the home has A/C so either way you will be comfortable. The kitchen has stainless steel appliances, an island & the dining area has sliding doors to access the large updated deck which is perfect for your BBQS & entertaining. There is a large above ground pool with a fantastic deck for access to pool and enjoying the sun! Fully fenced yard perfect for kids and pets. Large flex room down with projector! Double car garage and lots of parking! Furnace updated 2016, Hot water tank 2020 - Book a viewing today!