

Depth/Size (ft):	119	Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):	60.00	Bathrooms:	2	Age:	37
Lot Area: (sq.ft.)	7,140.00	Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,583.57
Rear Yard Exp:	North			For Tax Year:	2024
View:				P.I.D.:	005-847-877

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
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:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 22,SEC32,B5N,R1W,PLAN73389
Amenities:	
Site Influences:	Private Yard,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 10'11	Main	Patio	20'6 x 20'2
Main	Laundry	8'8 x 8'11			
Main	Dining Room	13'4 x 7'1			
Main	Living Room	12'1 x 17'5			
Main	Bedroom	9'2 x 12'1			
Main	Bedroom	10'1 x 11'3			
Main	Primary Bedroom	12'3 x 13'11			

Finished Floor (Main):	1,348 sqft	# Of Rooms:	8	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	Suite:	None			
Finished Floor (Total):	1,348 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,348 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

1st time on the market. Original owner. Easy living all on one floor. Nice size lot with private yard. Home has been well cared for. New carpet throughout and new blinds in the living room and has air conditioning. Close to shopping, Hwy 1 and all amenities. Come bring your ideas or a great lot to build on. Book your appointment today!