

Depth/Size (ft):	140	Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):	60.00	Bathrooms:	4	Age:	35
Lot Area: (sq.ft.)	8,087.00	Full Baths:	4	Zoning:	R-1D
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,223.05
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	012-957-038

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 1, PLAN NWP80307, SEC 35, TWP 8, NWD

Amenities:

Site Influences: Cul-de-Sac,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 16'	Bsmt	Office	15' x 8'
Main	Kitchen	14'7 x 13'4	Bsmt	Bedroom	11'5 x 9'
Main	Eating Area	6' x 6'	Bsmt	Other	14'3 x 13'10
Main	Dining Room	13'6 x 8'6	Bsmt	Living Room	10'9 x 9'
Main	Primary Bedroom	15'6 x 13'8	Bsmt	Laundry	11' x 6'
Main	Bedroom	10'11 x 10'			
Main	Bedroom	11'3 x 10'			

Finished Floor (Main):	1,420 sqft	# Of Rooms:	12	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	3	Yes
Finished Floor (Bsmt):	1,082 sqft	Suite:	Other	Bsmt	3	No
Finished Floor (Total):	2,502 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,502 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Fantastic Cul-de-sac location. Spacious bsmt entry home with fully developed bsmt. Separate side entrance. Upgrades in this immaculate home incl ensuite, flooring, paint, rock fireplace, fridge. Newer H/W tank and furnace. You'll love the spacious kitchen. All rooms are a generous size. An inviting covered deck overlooks a wonderful backyard. Super private and nicely developed including a handy storage shed. Nearby to popular Dorothy Peacock Elementary as well as shopping, restaurants, recreation, parks, trails and playgrounds. Very quiet neighbourhood yet quick easy access to highway. RV parking at side. This is a great place to call home.