

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	60.00	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	7,073.00	Full Baths:	2	Zoning:	RD3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,659.53
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	003-863-956

Style of Home:	Split Entry	Parking:	Total: 1 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	PL 41099 629 NW1/4 SEC 24 TWP 4
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'9	Below	Family Room	14'6 x 12'3
Main	Dining Room	10'3 x 6'8	Below	Bedroom	12'3 x 8'0
Main	Kitchen	12'10 x 10'3			
Main	Primary Bedroom	12'3 x 10'3			
Main	Bedroom	12'1 x 9'3			
Main	Bedroom	12'1 x 9'3			
Below	Storage	24'2 x 7'5			

Finished Floor (Main):	1,131 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	764 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,895 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,895 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Charming Light-Filled Home with Suite Potential Discover this beautifully updated home featuring abundant natural light from east-west exposure, bay windows, & French doors. Recently renovated kitchen and bath boasts quartz counters, soft-closed doors (2024). Relax in the bathroom with a deep soaker tub & elegant tiled floors. The lower level includes a new insulated garage door, a full bath, and a bedroom, plus a stackable washer/dryer. Other upgrades totaling close to \$100k include a new efficient gas furnace, tankless water heater, waterproof laminate flooring, fresh exterior paint & more. Enjoy ample outdoor space on a large lot with ample parking. This home combines modern comforts with classic charm in a desirable neighborhood—don't miss out!