

<b>Depth/Size (ft):</b>	132.87	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	39
<b>Lot Area: (sq.ft.)</b>	7,978.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,186.81
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	000-543-373

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Uplands

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** PL NWP67432 LT 401 LD 36 SEC 35 TWP 7.

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'10	Above	Bedroom	14'7 x 9'2
Main	Dining Room	11'9 x 11'3			
Main	Kitchen	10'5 x 9'8			
Below	Family Room	18'8 x 10'7			
Below	Laundry	7'3 x 4'8			
Above	Primary Bedroom	16'1 x 11'9			
Above	Bedroom	11'1 x 9'			

<b>Finished Floor (Main):</b>	671 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	712 sqft	<b># Of Kitchens:</b>	1	Below	2	No
<b>Finished Floor (Below):</b>	374 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,757 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,757 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Beautifully maintained and updated family home. Newer rich laminate flooring through the main and upper level. A large living room that will accommodate your family gatherings that opens to your formal dining room complete with a built-in buffet and sliders to a patio area. Fabulous newer contemporary kitchen with quartz counters and stainless steel appliances. Your family room has a floor to ceiling rock faced gas fireplace and sliders to a large covered patio. Three large bedrooms upstairs, the primary with a full ensuite. Newer vinyl windows throughout. The west facing backyard is huge and very private that's perfect for entertaining. Lots of parking including RV parking. Future development potential "Ground-Orientated Residential" allowing townhomes, rowhomes and du- tri- fourplexes.