

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1999
Frontage (ft):	99.55	Bathrooms:	4	Age:	25
Lot Area: (sq.ft.)	6,450.00	Full Baths:	3	Zoning:	R
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,415.93
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	023-751-410

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	PL LMP32921 LT 49 LD 36 SEC 22 TWP 1 PART NW 1/4.
Amenities:	In Suite Laundry
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 11'4	Above	Primary Bedroom	15'6 x 15'0	Bsmt	Bedroom	20'0 x 15'0
Main	Kitchen	11'8 x 13'7	Above	Bedroom	12'9 x 12'10	Bsmt	Bedroom	11'6 x 8'8
Main	Dining Room	15'8 x 11'4	Above	Bedroom	8'8 x 12'4			
Main	Eating Area	9'0 x 12'4	Above	Bedroom	12'8 x 14'1			
Main	Family Room	15'7 x 14'8	Bsmt	Bedroom	11'6 x 10'11			
Main	Den	9'4 x 10'6	Bsmt	Kitchen	10'10 x 9'7			
Main	Laundry	5'5 x 7'0	Bsmt	Living Room	17'8 x 14'10			

Finished Floor (Main):	1,423 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,302 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,382 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,107 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,107 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

Pride of ownership is evident in this beautifully maintained 7-bedroom, 4-bathroom home in the highly desirable Heritage Trails neighborhood. The traditional living & dining areas boast high ceilings, while the updated gourmet kitchen features new granite countertops & stainless steel appliances. A cozy fireplace in the family room creates a welcoming atmosphere. The main level also includes an office, laundry room & updated powder room. Upstairs, the primary bedroom offers a spa-like ensuite, with three additional bedrooms. Updated lighting, flooring & paint throughout, as well as a new roof. The lower level includes a bonus 2-bedroom suite (possible 3-bedroom), perfect for additional income. Conveniently located near shopping, walking trails & transit!