

<b>Depth/Size (ft):</b>	160	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	67.00	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	14,810.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SR1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,964.68
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	001-975-111

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<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>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Tall Timbers

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

**Legal:** PL 57565 LT 24 LD 36 SEC 9 TWP 11 PART SE1/4.

**Amenities:**

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

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

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13'7 x 11'8	Above	Bedroom	11'7 x 8'8
Main	Dining Room	6'8 x 11'8	Above	Bedroom	11'5 x 12'2
Main	Kitchen	10'4 x 11'8	Above	Loft	10'7 x 12'0
Main	Living Room	13'6 x 19'0	Bsmt	Den	16'3 x 16'4
Main	Foyer	10'6 x 6'0	Bsmt	Recreation Room	15'6 x 11'4
Above	Primary Bedroom	12'9 x 11'8	Bsmt	Laundry	8'0 x 7'5
Above	Walk-In Closet	5'6 x 5'0	Bsmt	Storage	7'7 x 3'0

<b>Finished Floor (Main):</b>	851 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	867 sqft	<b># Of Kitchens:</b>	1	Above	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	803 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,521 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,521 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Nestled in the highly sought-after Tall Timbers neighborhood, this spacious home offers two stories PLUS a WALKOUT BASEMENT with SUITE POTENTIAL. The main level features updated kitchen, oak floors, gas fireplace and access to a wrap around deck. Upstairs are 3 spacious bedrooms and an open loft, while another bedroom on the lower level opens to a covered patio. Updates include WINDOWS, ROOF, FURNACE, HOT WATER TANK, and BATHROOMS. The private 0.34-acre lot offers a parklike setting with fruit trees, garden boxes, a multi-level deck, shed, and tons of parking.