

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,517.60
Rear Yard Exp:		Maint. Fee:	454.00	For Tax Year:	2023
View:	Yes			P.I.D.:	018-354-637

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Open,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	81 - Total Units in Strata: 81
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : nature
Mgmt. Company:	Self managed
Complex / Subdiv:	WEDGEWOOD
Services Connected:	Electricity,Natural Gas,Storm Sewer
Legal:	PL LMS00979 LT 22 LD 36 SEC 19 TWP 16 PART SE1/4
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			
Main	Dining Room	10' x 6'6			
Main	Living Room	16' x 12'			
Main	Primary Bedroom	15'6 x 11'			
Main	Bedroom	10' x 9'3			
Main	Laundry	9' x 6'			

Finished Floor (Main):	1,105 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,105 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,105 sqft	# Of Pets:	Cats: No, Dogs: No			

GATED!!! One of the nicest & best run 55+ complexes in town. Strata fees cover ELECTRICITY and GAS! This beautiful 2bd/2bath unit has great mountain views and loads of sunshine - perfect for growing those beautiful flowers on your balcony! Spacious living spaces, LOADS of counter space and large bedrooms. Room for your biggest furniture including your dining suite and hutch. Tasteful updates and new flooring throughout. TWO guest suites so that visitors have their own space. WORKSHOP available for your handyman projects and a SAUNA/HOT TUB to soak away your worries of the day. Head to the LIBRARY before heading in for the night or go sit on the ROOFTOP PATIO and enjoy the views. This complex is one of the nicest in town - don't skip this one! 55+ no pets