

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

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

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

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'			

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

Rare find- best priced unit in town!GATED!!! One of the nicest & best run 55+ complexes in town. Strata fees cover ELECTRICITY & GAS! This beautiful 2bd/2bth unit has great mountain views & loads of sunshine - perfect for growing those beautiful flowers on your balcony! Spacious living spaces, LOADS of counter space & large bedrooms. Room for your biggest furniture including your dining suite & hutch. Tasteful updates & new flooring throughout, fresh paint. 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 & enjoy the views. This complex is one of the nicest in town - don't skip this one! 55+ no pets