

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	31.16	<b>Bathrooms:</b>	3	<b>Age:</b>	47
<b>Lot Area: (sq.ft.)</b>	8,727.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-SF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,221.37
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	006-072-682

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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	<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,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 49 SEC 27 TWP 2 NWD PLAN 46610
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Yard
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-Alliance R.E.S.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'6	Below	Laundry	15'9 x 10'3	Above	Bedroom	11'0 x 10'0
Main	Dining Room	11'4 x 10'6	Above	Primary Bedroom	15'6 x 10'3			
Main	Kitchen	11'0 x 10'0	Above	Bedroom	11'0 x 10'0			
Main	Eating Area	11'0 x 7'0						
Below	Family Room	23'0 x 14'6						

<b>Finished Floor (Main):</b>	681 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	621 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	600 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,902 sqft	<b>Crawl/Bsmt Height:</b>	3'0			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,902 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Great options here. Spacious updated S/L sitting on a western exposed 8727 sq ft c-d-s lot with rear lane access is waiting for you. Updated over the previous 5 years the home offers a growing family opportunity to take advantage of schools, transportation, central location and a future rebuild opportunity. Covered RV/boat/car included.

