

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	48.60	<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	10,010.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,723.88
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	017-721-580

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<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>	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,Natural Gas	<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>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 22 DIST.353 GRP.2 LMP 3591

**Amenities:**

**Site Influences:**

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

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 15'9	Main	Walk-In Closet	10'5 x 6'3	Below	Storage	15'6 x 3'10
Main	Dining Room	15'9 x 10'2	Main	Bedroom	10'5 x 10'2			
Main	Foyer	6'6 x 6'7	Main	Bedroom	10'5 x 10'6			
Main	Kitchen	10'5 x 12'4	Main	Laundry	6'11 x 7'0			
Main	Eating Area	19'4 x 9'1	Below	Family Room	15'7 x 15'6			
Main	Family Room	9'11 x 13'5	Below	Recreation Room	14'3 x 13'11			
Main	Primary Bedroom	14'5 x 14'10	Below	Storage	11'4 x 13'6			

<b>Finished Floor (Main):</b>	1,977 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	602 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below		No
<b>Finished Floor (Total):</b>	2,579 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,579 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Rancher with basement! This meticulously maintained home sits on a quiet street in a highly desirable neighborhood! This 3-bedroom, 2-bathroom home offers the perfect blend of comfort and charm. The spacious main floor provides room to relax and entertain, with central AC and 2 gas fireplaces! The primary bedroom has a huge walk-in closet + giant ensuite with soaker tub. Downstairs, you'll find a huge rec room that's perfect for movie nights, hobbies, or hanging out, along with a big storage space that could double as a very cool playroom. There's a large patio off the kitchen accessing the ultra private park-like backyard. With a double car garage and thoughtful upkeep, this place is truly special.