

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1974
Frontage (ft):	73.00	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	8,450.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,921.94
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	006-890-512

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LT.235,NW1/4,SEC.20,TP.17,PL.43527.

Amenities: Air Cond./Central,Workshop Detached

Site Influences: Cul-de-Sac

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 10'3	Bsmt	Bedroom	10'2 x 9'9
Main	Dining Room	13'4 x 9'6	Bsmt	Bedroom	13'4 x 10'2
Main	Kitchen	16'4 x 9'9	Bsmt	Kitchen	10'10 x 9'3
Main	Primary Bedroom	13'4 x 10'11	Bsmt	Laundry	7'7 x 7'
Main	Bedroom	10'11 x 9'10			
Main	Bedroom	10'11 x 9'4			
Bsmt	Recreation Room	18' x 13'4			

Finished Floor (Main):	1,205 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	890 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,095 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,095 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This beautifully updated 2095 sq ft, 5-bedroom, 3-bathroom home is truly move-in ready and perfect for families. Nestled on a generous 8450 sq ft lot, it backs directly onto an elementary school and is just minutes from Missions Sportspark, making it ideal for active lifestyles and family convenience. The home's many upgrades include a stunning gourmet kitchen, perfect for the family chef, and an open-concept living area that's designed for effortless entertaining. For multi-generational living or rental income, the basement features two spacious bedrooms, a second kitchen, and large windows that flood the space with natural light, creating a bright and welcoming atmosphere. Outdoor living is just as impressive. All of this makes this the perfect place to call home!