

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1979
Frontage (ft):	30.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	6,717.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,847.03
Rear Yard Exp:	South			For Tax Year:	2021
View:	Yes			P.I.D.:	005-510-139

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : nature
Mgmt. Company:	
Complex / Subdiv:	SUNNYSIDE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL NWP57051 LT 313 LD 36 SEC 19 TWP 16 PART SW 1/4 .
Amenities:	Air Cond./Central
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 10'	Bsmt	Bedroom	14' x 10'
Main	Dining Room	11' x 9'6	Bsmt	Bedroom	12' x 10'
Main	Living Room	17'6 x 15'6	Bsmt	Laundry	9' x 8'
Main	Master Bedroom	13'6 x 11'			
Main	Bedroom	11' x 11'			
Main	Bedroom	11' x 10'			
Bsmt	Recreation Room	17' x 14'			

Finished Floor (Main):	1,297 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	962 sqft	Suite:		Bsmt	3	No
Finished Floor (Total):	2,259 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,259 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Popular Sunnyside! Backyard Access thru alley! 5bdrm/3bath home with double garage on a culdesac in a super neighbourhood with excellent neighbours. Well maintained home with brand new kitchen and loads of other updates over last few years including most of the flooring, heatpump/AC, patio doors and more. Large covered deck in southfacing backyard is private and allows for big outside space all year long! Separate entry to basement with large bedrooms. Backyard access thru alley and room for the RV plus room to build a shop in the back. Easement across from alley can be used to park extra vehicles. Easy access to freeway, close to excellent walking trails and all levels of schools.