

Depth/Size (ft):	291	Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	173.00	Bathrooms:	4	Age:	37
Lot Area: (Acres)	1.23	Full Baths:	4	Zoning:	S20
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,079.30
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	003-965-414

Style of Home:	4 Level Split	Parking:	Total: 15 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 2 PLAN NWP71613 SEC 33 TWP 17 NWLD

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Yard

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'11 x 13'4	Above	Bedroom	9'10 x 9'7
Main	Dining Room	18'8 x 12'10	Above	Bedroom	9'10 x 10'3
Main	Kitchen	18'3 x 10'6	Bsmt	Recreation Room	17'2 x 11'4
Below	Family Room	12'6 x 12'9	Bsmt	Games Room	18'2 x 16'9
Below	Primary Bedroom	12'4 x 11'5	Bsmt	Storage	8' x 6'2
Below	Laundry	15'7 x 8'1			
Above	Primary Bedroom	13'4 x 12'8			

Finished Floor (Main):	1,552 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	635 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	3	Yes
Finished Floor (Bsmt):	678 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,865 sqft	Crawl/Bsmt Height:		Below	3	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl,Full,Part			
Grand Total:	2,865 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Careful, this home is loaded. Sitting on just shy of 1.25 acres, this 2,865 sq ft 4 level split has had many updates from the gourmet kitchen, bathrooms, furnace, hot water on demand, windows, roof and electrical. With the open floorplan this home is great for entertaining. With two primary bedrooms making this ideal if you have older child or extended family living with you. Enjoy the outdoor covered deck with sunken hot-tub overlooking greenspace. This home also has a barn which is perfect if you're looking to start a hobby farm. you will All of this makes this the perfect place to call home! Open House Sunday March 17th 1:00-3:00