

Depth/Size (ft):	122	Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):	33.00	Bathrooms:	4	Age:	35
Lot Area: (sq.ft.)	4,026.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,407.86
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	011-147-628

Style of Home:	2 Storey w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
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:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: LOT 16, BL4 PLAN VAP1615 DL 716 GROUP 1 NWLD, EXE E. 2.5 NOW LAND

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Sutton Maple Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'5	Above	Primary Bedroom	15'1 x 11'10
Main	Dining Room	14' x 12'7	Above	Bedroom	20'6 x 11'9
Main	Kitchen	10'5 x 8'11	Bsmt	Family Room	17'9 x 13'8
Main	Eating Area	10'5 x 7'8	Bsmt	Bedroom	11'3 x 10'2
Main	Bedroom	13'5 x 10'5			
Main	Bedroom	9'10 x 9'6			
Main	Laundry	9'10 x 6'8			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	820 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	604 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	2,498 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,498 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Prime Knight Area Gem! Located at the corner of Dumfries & 45th Ave, this property boasts a coveted location. Step into a grand high-vaulted entrance, offering abundant natural light and airy ambiance. The kitchen has been tastefully renovated with newer cabinets and sleek granite countertops. Enjoy the luxury of newer hardwood flooring throughout the main and second floors. With two renovated bathrooms, comfort and style are paramount. The basement features a spacious rec room and an additional bedroom, perfect for accommodating extended family or generating rental income with its separate entrance. Explore the suite potential for added flexibility. Conveniently situated just two blocks from Knight Street and walking distance to 41st and 49 ave. High School: David Thompson Secondary .