

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	32.00	Bathrooms:	4	Age:	3
Lot Area: (sq.ft.)	3,207.00	Full Baths:	3	Zoning:	MU1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,902.88
Rear Yard Exp:		Maint. Fee:	85.00	For Tax Year:	2023
View:	Yes			P.I.D.:	903-029-512

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain Views
Mgmt. Company:	HOA - Managed by Homelife
Complex / Subdiv:	IRON HORSE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 531 CSLR 109640 TZEACHTEN IR #13
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Microwave,Refrigerator,Sprinkler - Fire,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'2 x 13'8	Above	Bedroom	12'1 x 10'2
Main	Dining Room	16'7 x 11'2	Below	Living Room	15'1 x 50'6
Main	Kitchen	20'5 x 11'5	Below	Kitchen	8'0 x 17'8
Main	Laundry	8'9 x 6'0	Below	Bedroom	9'11 x 9'2
Above	Primary Bedroom	15'1 x 14'5	Below	Bedroom	10'2 x 10'11
Above	Walk-In Closet	8'11 x 5'4			
Above	Bedroom	10'8 x 15'9			

Finished Floor (Main):	876 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	820 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	860 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,556 sqft	Basement:	Full,Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,556 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

2 Bdrm LEGAL SUITE! Premium park-like "Green Street" location at IRON HORSE. This 5 Bed/4 Bath home shows like new and is move in ready! Clean and Bright modern farmhouse style with open concept plan boasting high quality appliances, large counter spaces and lots of storage space...all within a short walk or drive to an array of shopping, amenities, restaurants, recreation and schooling. Bringing it back to community and friendly Neighbourhoods of old - you'll love it here!