

Depth/Size (ft):	113	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	66.00	Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	7,458.00	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,586.10
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	006-520-511

Style of Home:	Split Entry	Parking:	Total: 1 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Brick,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Canterbury Heights
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	PL NWP42645 LT 504 DL 437 GRP 2 NWD
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'5 x 11'10	Bsmt	Family Room	14'11 x 13'0
Main	Bedroom	12'2 x 8'5	Bsmt	Mud Room	11'10 x 6'7
Main	Bedroom	9'11 x 8'8	Bsmt	Laundry	10'8 x 5'6
Main	Living Room	15'5 x 14'6			
Main	Dining Room	12'5 x 9'3			
Main	Kitchen	12'5 x 12'2			
Bsmt	Bedroom	14'11 x 11'11			

Finished Floor (Main):	1,193 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	803 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	1,996 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Fully			
Grand Total:	1,996 sqft	Basement:	Finished,Part,Separate Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to your new family home in the serene community of Canterbury Heights. Situated on a quiet street, this 4-bedroom, 2.5-bathroom residence offers a peaceful retreat with easy access to schools, parks, shopping, and recreation. With 3 bedrooms on the upper level and 1 downstairs, along with suite potential, this home accommodates various living arrangements and lifestyle needs. The open-concept layout upstairs features an updated kitchen with an island, providing a modern and functional space for everyday living. Step outside onto a beautiful deck overlooking the south-facing backyard, where you can bask in the sun and create lasting memories with family and friends. Discover the comfort and convenience.