

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

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

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

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

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. Open House Wednesday April 17th 5pm-6pm