

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RT465
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,799.05
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	011-892-188

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : River and mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 10, BLOCK 5, LANDDIST 36, SECTION 21, TOWNSHIP 17, PLAN NWP664
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 14'5	Above	Dining Room	10'4 x 9'10
Main	Kitchen	13'5 x 8'3	Above	Kitchen	11'0 x 10'4
Main	Eating Area	13'5 x 4'11	Above	Primary Bedroom	14'9 x 12'10
Main	Primary Bedroom	15'2 x 12'10	Above	Bedroom	14'5 x 10'11
Main	Bedroom	14'5 x 11'11	Above	Bedroom	11'1 x 10'2
Main	Bedroom	13'5 x 8'3	Above	Foyer	7'11 x 6'4
Above	Living Room	17'3 x 13'7			

<b>Finished Floor (Main):</b>	1,248 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,248 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Above	3	Yes
<b>Finished Floor (Total):</b>	2,496 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,496 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Very well located property near schools, rec center and shopping. This home is divided into two, registered, three bedroom suites each with their own laundry and hydro meters. There are two separate yards with either a deck or balcony area. Both suites have large living rooms, spacious kitchens and primary bedrooms. Originally built with three carports but one covered parking space has been converted to a storage area. Spectacular river and mountain views from the upper suite. Great for investment or two family living.