

Depth/Size (ft):	159.06	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	53.10	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	8,446.00	Full Baths:	3	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,720.98
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-074-079

Style of Home:	3 Level Split,4 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 40693 LT 116 LD 36 SEC 28 TWP 17 PART SE 1/4
Amenities:	None
Site Influences:	Central Location
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 15'1	Above	Primary Bedroom	13'2 x 12'7	Below	Storage	8'11 x 6'7
Main	Dining Room	12'10 x 8'8	Above	Walk-In Closet	8'3 x 3'11			
Main	Kitchen	16'4 x 12'10	Above	Bedroom	11'9 x 11'1			
Main	Family Room	14'7 x 13'3	Above	Bedroom	11'1 x 9'3			
Main	Laundry	11'9 x 9'9	Below	Other	17'8 x 15'4			
Main	Storage	6'3 x 5'2	Below	Other	12'7 x 10'5			
Main	Foyer	8'11 x 6'7	Below	Bedroom	12'10 x 12'3			

Finished Floor (Main):	1,268 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	668 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	764 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,700 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,700 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

YOU CAN HAVE IT ALL .. GORGEOUS UPDATES, Prime Location, Large 8,446 sq.ft. Lot, Additional Parking for ALL Your Toys, This Home has been Waiting Just For You ! From Your First Step Inside, this Home Offers Simple Elegance, from the Open Concept design to the Stunning Kitchen with Huge Island, Featuring 5 Burner Gas Stove Top, Double Oven, Magic Corner, Pantry, Elegant Quartz Countertop, and Dining space Overlooking Breathtaking 358 sq ft Covered Deck. Heated Flooring in Kitchen and Ensuite. Primary Bedroom with Walk In Closet and Beautiful Ensuite. Lorex Security System. R/I Sauna. Bring your own Ideas for finishing this Basement area with Separate Entrance. Convenient to Schools, Transportation, Recreation and West Coast Express .. JUST ONE LOOK !