

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	1959
Frontage (ft):	66.00	Bathrooms:	3	Age:	65
Lot Area: (sq.ft.)	6,600.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,510.83
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-250-257

Style of Home:	2 Storey,Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 19748 LT 10 BLK M DL 440 LD 36 GROUP 2.
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 4'2	Bsmt	Laundry	8'2 x 7'0
Main	Living Room	14'10 x 14'2	Bsmt	Living Room	18'0 x 10'4
Main	Dining Room	10'6 x 8'1	Bsmt	Kitchen	10'11 x 9'2
Main	Kitchen	14'10 x 8'1	Bsmt	Bedroom	12'10 x 10'2
Main	Bedroom	10'3 x 8'2	Bsmt	Bedroom	11'10 x 8'1
Main	Bedroom	11'4 x 8'6			
Main	Primary Bedroom	11'9 x 10'3			

Finished Floor (Main):	1,080 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,030 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,110 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,110 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome home! This beautifully renovated property boasts 5 bedrooms and 3 bathrooms, catering to your family's needs. The main floor features a bright living room and cozy dining room, ideal for entertaining or relaxation. A highlight is the stunning 2-bedroom in-law suite with a separate entrance, perfect for guests or extended family. Outside, enjoy the landscaped backyard oasis, perfect for gatherings or quiet retreats. Conveniently situated near shopping and public transport, this home offers both comfort and accessibility. Don't miss out!