

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 Restric:	
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 & public transport, this home offers both comfort & accessibility.