

Depth/Size (ft):	106.5	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	64.00	Bathrooms:	4	Age:	38
Lot Area: (sq.ft.)	7,102.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,573.44
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	003-784-720

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : City view

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2, PLAN NWP71451, SECTION 30, RANGE 2, LAND DISTRICT 36

Amenities: Swirlpool/Hot Tub

Site Influences: Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Jetted Bathtub,Microwave,Oven - Built In,Pantry,Range Top,Refrigerator,Security System

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'9	Above	Bedroom	15'11 x 12'	Bsmt	Kitchen	14' x 7'
Main	Dining Room	12'7 x 10'6	Above	Bedroom	10'6 x 8'			
Main	Kitchen	14'5 x 14'	Bsmt	Living Room	14' x 9'			
Main	Family Room	16'5 x 15'5	Bsmt	Bedroom	11'8 x 11'8			
Main	Bedroom	12'5 x 9'11						
Main	Laundry	9'11' x 7'8						
Above	Primary Bedroom	14'2 x 11'1						

Finished Floor (Main):	1,542 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	850 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	962 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,354 sqft	Crawl/Bsmt Height:		Above	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,354 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Welcome Home. This beautiful fully renovated home has had 200k in upgrades done in the last two years. From the windows and multiple balconies you have views of the river, city and beyond. This home sits on a corner lot with two driveways. All upgraded appliances and open layout perfect for entertaining. 1 bedroom on the main and three more upstairs. New heating system, stone driveways, exterior paint, gutters, custom garage door, custom front doors, professionally Landscaped w koi pond & Hot tub. The downstairs is currently a large 1 bedroom air bnb bringing in almost 40k per yr with its own laundry.