

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1978
Frontage (ft):	40.00	Bathrooms:	2	Age:	46
Lot Area: (sq.ft.)	11,543.00	Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,823.96
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	001-133-098

Style of Home:	Split Entry	Parking:	Total: 7 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco,Wood	Parking Access:	Front,Rear
Foundation:		Parking:	DetachedGrge/Carport,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	McKee / Upper Ten Oaks
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 53240 LT 322 LD 36 SEC 26 TWP 16 PART SE1/4.
Amenities:	Air Cond./Central,Storage,Workshop Detached
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 11'	Bsmt	Recreation Room	14' x 10'
Main	Dining Room	11'6 x 10'	Bsmt	Bedroom	10' x 7'6
Main	Living Room	15' x 13'	Bsmt	Laundry	9' x 8'
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	9' x 8'			
Main	Bedroom	10' x 9'			
Bsmt	Recreation Room	11' x 9'6			

Finished Floor (Main):	1,080 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	730 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,810 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,810 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

The one you've been waiting for is here! Well kept home in a quiet cul-de-sac setting, huge lot-11,543sqft w detached shop/double garage in a great neighborhood! This split entry 4 bedroom, 2 bathroom home is just over 1,800 sqft in size. 3 bedrooms upstairs on the main with a full 4 pc bathroom. Fully renovated kitchen with high end appliances opens up to your dining, living room and onto your very expansive huge sundeck overlooking the massive back yard space, also offering a huge storage area underneath! Downstairs, another bedroom, nice size rec room and 3pc bath. Newer high eff. furnace w heat pump and central A/C! Back yard, huge, a detached 28 x 26 fully functional insulated, heated shop with 220amp power and room for your RV etc outside! It's all here, waiting for you!!