

Lot Dimensions (ft):	75.7 x 123.50	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	75.70	Bathrooms:	2	Age:	40
Lot Area: (sq.ft.)	7,162.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,419.80
Rear Yard Exp:				For Tax Year:	2025
View:	No			P.I.D.:	002449340

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction Materials:	Frame Wood, Stone (Exterior), Vinyl Siding, Wood Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric, Gas	Distance to:	
Water Supply:	Public	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Garden	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Berkshire Park
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	PL 70486 LT 29 LD 36 SEC 35 TWP 2 PART NW1/4.
Amenities:	
Site Influences:	Central Location, Near Golf Course, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Shopping Nearby, Storage, Patio, Deck, Electric, Gas, Wheelchair Access, Central Location, Near Golf Course, Recreation Nearby, In Unit, Garden
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 7'	Main	Bedroom	11' x 9'4"
Main	Family Room	15' x 11'	Main	Primary Bedroom	13' x 12'6"
Main	Living Room	15' x 13'	Main	Flex Room	14'4" x 11'6"
Main	Kitchen	14' x 10'			
Main	Eating Area	10' x 8'			
Main	Laundry	7' x 5'6"			
Main	Bedroom	10' x 9'			

Finished Floor (Main):	1,700 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	0
Finished Floor (Below):	0 sqft	# Of Levels:	One	Main	3	1
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,700 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl Space			
Grand Total:	1,700 sqft	Beds In Bsmnt:	0 / 3			
		Pets Allowed:				

Discover this stunning, fully renovated rancher in Berkshire Park—a true turn-key gem that's ready to move-in. Spanning 1,700 sq ft, the home features 3 spacious bedrooms and 2 full baths, with nearly every inch thoughtfully updated from top to bottom. In the past 5 years alone, over \$150,000 has been invested in upgrades (with total renovations exceeding \$275,000), including a durable 35-year roof paired w/leaf-guard gutters, a gorgeous full kitchen boasting quartz counters and all new appliances, a high-efficiency furnace & tankless on-demand hot water system, beautifully remodeled bathrooms w/granite counters, rich hardwood flooring throughout, a brand-new A/C unit, and a covered composite deck perfect for year-round outdoor use. The impressive list of enhancements goes on and on.