## **Troy Petersen**

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	and the second		X		REALIOR		
l	Rooms		Listing Summary				
RoomType Bathroom Bedroom Bedroom - Primary Dining Room Eating Area Ensuite Entrance	Level Main Main Main Main Main Main Main	Dim/Pcs 4-Piece 12x11 12x10 14x13 12x11 12x6 3-Piece 9x6	MLS®: 963829 Status: Active Sub Type: SF Det DOM: 0 Taxes: \$5,042 2024 Asmt: \$1,232,000	Orig Pric Sold Pric Pend Dat Strata Fe	e:		
Family Room Kitchen Laundry Living Room Garage (Unfin) Patio (Unfin)	Main Main Main Main Main Main	17×16 12×10 8×8 16×14 21×21 34×17	Immaculate three bed two bath rancher in beautiful Broadmead! Convenient one level living and meticulously maintained with many quality upgrades including new vinyl windows and heat pump that make this home very energy efficient. Large driveway with additional RV space and 21x21 double				

## 4631 Falaise Dr SE Broadmead ~ V8Y 1B4

								Extensive front and rear landscaping with			
Interior Details								irrigation and unique panhandle extension			
Layout: Rancher								creates a backyard oasis with potential			
3 Kitchens:	1							development upside. A true gardeners dream, or ideal outdoor space for pets and			
2 Fireplaces:	2	Rooms Summary						kids that is fully fenced. 1864sqft of living			
0 Storeys:			Lower	Main	Second	Third	Other	space with large living room, separate dining			
0 Fin SqFt:	1,864	Fin SqFt	0	1,864	0	0	0	room and cozy family room off the kitchen with fireplace and easy access to a private			
1 Unfin SqFt:	484	Beds	0	3	0	0	0	550sqft patio. Other features include			
0 Bed & Brk:		Baths	0	2	0	0	0	skylights and bay windows for tons of natural			
0 Addnl Acc:		Kitchens	0	1	0	0	0	light, primary bedroom suite with walk-in and			
1 Basement: Crawl Space ensuite with shower, gourmet kitchen with island, quality cherry wood cabinetry and											
<b>Ens 4+Pce</b> 0 <b>FP Feat:</b> Family Room, Gas, Living Room, Other stainless appliances. Large lot at 15,246sqft											
Dishwasher, F/S/W	/D, Microwave, C	Ven Built-	In, Rar	nge Ho	od			with rear cul-de-sac access.			
Breakfast Nook, Cl	oset Organizer, D	ining Roo	om, Sto	rage							
Building Information Frnt Faces		: S Bidg Style: West Coast						Cool: Air Conditioning			
								Roof: Fibreglass Shingle			
Ext Feat: Awning(s), Balcony/Patio, Fenced, Fencing: Full, Garden, Sprinkler System, Wheelch: Access: Accessible Entrance, Ground Level											
Strata Information											
Strata Information	Lot Size 15	· ·			Dims (	(w/d):		Waterfront:			
Strata Information Attached, Driveway	, EV Charger: De	dicated -	Installe			(w/d):					
Attached, Driveway Municipal	, EV Charger: De <b>Waste:</b> Se	dicated - l ewer Coni	Installe nected	d, Gara	View: Servic	es:		Connected, Compost, Electricity Connected, G			
Attached, Driveway Municipal	, EV Charger: De <b>Waste:</b> Se	dicated - l ewer Coni	Installe nected	d, Gara	View: Servic	es:					
Attached, Driveway Municipal	, EV Charger: De <b>Waste:</b> Se eared, Irregular L	dicated - l ewer Coni	Installe nected	d, Gara	View: Servic	es: caped		Connected, Compost, Electricity Connected, G			
Attached, Driveway Municipal	, EV Charger: De Waste: Se eared, Irregular I Pi Cplx Pi	dicated - l ewer Conr ₋ot, Irrigati rk Tota rk Cm Prp	Installe nected ion Spr 2	d, Gara	• View: Servic s), Lands	es: caped	, Level,	Connected, Compost, Electricity Connected, G			
Attached, Driveway Municipal Central Location, Cl	, EV Charger: De Waste: Se eared, Irregular I Pi Cplx Pi	dicated - l ewer Conı ₋ot, Irrigat <b>rk Tota</b>	Installe nected ion Spr 2	d, Gara	<ul> <li>View:</li> <li>Servic</li> <li>Servic</li></ul>	es: caped Alld?: g Alld?	, Level,	Connected, Compost, Electricity Connected, G			
	Interior Details Rancher Kitchens: Fireplaces: Fireplaces: Fin SqFt: Unfin SqFt: GBed & Brk: Addnl Acc: Basement: FF Feat: Dishwasher, F/S/W Breakfast Nook, Cle	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:       0         0       Fin SqFt:       1,864         1       Unfin SqFt:       484         0       Bed & Brk:       0         0       Addnl Acc:       1         1       Basement:       Crawl Space         0       FP Feat:       Family Room, G         Dishwasher, F/S/W/D, Microwave, C       Breakfast Nook, Closet Organizer, E         Iding Information       Frnt Faces         1989       Lgl NC Use:         Central Vacuum, Electric Garage         Brick, Frame Wood, Insulation All, In	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:       0         0       Fin SqFt:       1,864         1       Unfin SqFt:       484         0       Bed & Brk:       Baths         0       Addnl Acc:       Kitchens         1       Basement:       Crawl Space         0       FP Feat:       Family Room, Gas, Living         Dishwasher, F/S/W/D, Microwave, Oven Built-       Breakfast Nook, Closet Organizer, Dining Roc         Iding Information       Frnt Faces:       S         1989       Lgl NC Use:       E         Central Vacuum, Electric Garage       E         Brick, Frame Wood, Insulation All, Insulation:       C	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:       Lower         0       Fin SqFt:       1,864         1       Unfin SqFt:       484         0       Bed & Brk:       Beds       0         0       Addnl Acc:       Kitchens       0         1       Basement:       Crawl Space       Kitchens       0         0       FP Feat:       Family Room, Gas, Living Room, Dishwasher, F/S/W/D, Microwave, Oven Built-In, Rar         Breakfast Nook, Closet Organizer, Dining Room, Sto       Sto         Iding Information       Frnt Faces:       S       Bldg St         1989       Lgl NC Use:       Bldg Wa         Central Vacuum, Electric Garage       EnerGu         Brick, Frame Wood, Insulation All, Insulation: Ceiling,	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:       Lower       Main         0       Fin SqFt:       1,864       Beds       0       3         0       Bed & Brk:       D       2       Kitchens       0       1,864         1       Unfin SqFt:       484       Beds       0       3       Baths       0       2         0       Addnl Acc:       Kitchens       0       1       1       Basement:       Crawl Space       0       1       1       1       Basement:       Crawl Space       0       1	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:        Lower       Main       Second         0       Fin SqFt:       1,864       0       1.864       0         1       Unfin SqFt:       484       Beds       0       3       0         0       Bed & Brk:       0       2       0       Kitchens       0       1       0         1       Basement:       Crawl Space       0       FP Feat:       Family Room, Gas, Living Room, Other       1       0         1       Basement:       Crawl Space       0       FP Feat:       Family Room, Gas, Living Room, Other         Dishwasher, F/S/W/D, Microwave, Oven Built-In, Range Hood       Breakfast Nook, Closet Organizer, Dining Room, Storage         Iding Information       Frnt Faces:       S       Bldg Style:       West Cols         1989       Lgl NC Use:       Bldg Warr:       Central Vacuum, Electric Garage       EnerGuide Rtg/Dt:         Brick, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Wal       Storage       Storage	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:        Lower       Main       Second       Third         0       Fin SqFt:       1,864       0       0       0         1       Unfin SqFt:       484       Beds       0       3       0       0         0       Bed & Brk:       Baths       0       2       0       0         1       Basement:       Crawl Space       0       1       0       0         1       Basement:	Interior Details         Rancher         3       Kitchens:       1         2       Fireplaces:       2         0       Storeys:        Lower       Main       Second       Third       Other         0       Fin SqFt:       1,864       0       0       0       0         1       Unfin SqFt:       484       Beds       0       3       0       0       0         0       Bed & Brk:        Baths       0       2       0       0       0         1       Basement:       Crawl Space       0       1       0       0       0         1       Basement:       Crawl Space       0       1       0       0       0         1       Basement:       Crawl Space       0       1       0       0       0         1       Basement:       Crawl Space       0       1       0       0       0         1       Basement:       Crawl Space       0       1       0       0       0         1       Basement:       Crawl Space       Nook, Closet Organizer, Dining Room, Storage       0       0       0			

SqFt Strg: Gnd/Top?:

Shrd Am:



Floors/Bldg:

1

Lvls/Suite:



Unit Incl:



## Tuesday, May 14, 2024

\* Personal Real Estate Corporation

REALTOR

garage allows parking for all your needs!

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Str Lot Incl: