FOR *Sale*

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3 Bedrooms

2 Bathrooms

ft² 1,088 sq.ft.

This 3 Bedroom, 2 Bathroom bungalow-style half duplex offers the ease of main level living, complete with an attached single Garage and a bright seasonal Sun Room to enjoy throughout the warmer months. Designed for those looking to simplify without giving up space or functionality, this home is ideal for downsizers, empty nesters, or anyone ready for their next chapter.

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PROPERTY DETAILS

LOT SIZE	6,081 SQ.FT
YEAR BUILT	1994
GARAGE	13'3"x21'10"
TAXES	$2,369

PROPERTY FEATURES

- Sun Room
- No Rear Neighbours
- Convenient Location
- Central A/C

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EASY LIVING STARTS HERE

The main floor features a smart layout with a welcoming Living Room, a well-equipped Kitchen with ample cabinetry, a double-door pantry, and a passthrough for easy flow. The Dining Nook connects directly to the Sun Room, perfect for slow mornings or afternoon visits with friends. Step out onto the back Deck to enjoy a peaceful, partially fenced yard with mature trees, a storage shed, and no rear neighbours.

Two Bedrooms on the main level include a spacious Primary with double closets, while a full 4-piece Bath offers main floor Laundry for everyday convenience. The fully finished basement expands your options with a large Rec Room for hobbies or entertainment, a third Bedroom with its own 3-piece Ensuite, and plenty of storage space throughout.

Set on a quiet close near walking trails, Napoleon Lake, Centennial Park, and Dodd's Lake, with quick access to Lakewood Drive and 50th Street, this home makes it easy to stay active, connected, and comfortable.