

Title:
Fee Simple
Legal Desc:

0511913

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to your dream home in the heart of New Brighton! From the moment you step inside, you'll be captivated by the warmth and functionality this beautifully maintained home offers. Picture yourself enjoying cozy evenings in the spacious living room, complete with a charming gas fireplace that invites you to unwind. The open-concept main floor seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining guests or spending quality time with family. The kitchen is a chef's delight, featuring a generous amount of counter space, SS appliances, a corner pantry, and plenty of cabinetry for all your storage needs. Upstairs, you'll find three well-appointed bedrooms, including a serene primary suite with a private ensuite bathroom, offering a peaceful retreat to start and end each day. The upper level has been refreshed with new carpeting in 2022, complementing the rich hardwood floors on the main level that were also installed the same year. Fresh paint throughout the home in 2024 gives it a modern and inviting feel. The fully developed basement adds incredible value with a spacious rec room, a stylish wet bar—perfect for entertaining—and an additional bedroom and full 4-piece bathroom, ideal for guests or family members seeking privacy. Step outside and imagine summer barbecues or morning coffee on your large backyard deck. The double attached garage provides both convenience and additional storage space. Situated in the vibrant community of New Brighton, you'll love the easy access to parks, schools, shopping centers, and the community clubhouse, which includes tennis courts, a splash park, and skating rinks. This home truly has it all—space, style, and a location that can't be beat! Don't miss the chance to make this exceptional property your new home. Schedule your showing today!**

Inclusions: **Hood Fan, Garage remote x 1, Central vacuum system (as is), Shelving in garage, TV mount.**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











