



3623

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WELCOME TO 33 Ward Crescent \$343,000

WORK 669-2111
CELL 445-4010
TF 1-833-669-2100
DELLA FRASER



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 13.5 X 13	DR 8 X 12	KIT 7.4 X 12	FAM/DEN 8.5 X 9.9	LA 7 X 9.5	BATHS 1-4pc, 1-2pc
MBR 13.10 X 11	BR 9.5 X 9.1	BR 9.5 X 12	BR	BR	STRG BSMT Crawl Space
					Entry Deck

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL	Ceiling: R 40	Sq. Ft. 1440	Lot Size
Annual Cost \$2,500.00	Walls: R 20	Age 1995	Garage
Litres Over Last 12 Mon. Estimate	Floor: R	Lot Block Plan Unit 37	Parking Single Paved
	Skirting: R	C2581	

SPECIAL FEATURES /FURNISHINGS:

Located close to 2 schools , airport, Wal-Mart & the hospital this immaculate 3 bedroom plus den townhouse is move in ready with upgrades in 2019. The kitchen looks out to a large flat surface deck with trees & greenspace. Reno's in 2019 include: all new painting throughout plus ceiling, trims, new door jams/casings/doors, baseboards, lighting fixtures throughout, reno's bathrooms/floors, front door, door bell, kitchen floors (2yrs old), 2019 carpets on stairs and all bedrooms. This townhouse is in move in condition.

Price Includes: Fridge(2019), Stove(2yrs.), Dishwasher, Washer(2019), Dryer, Hoodfan (2019)

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr	\$2288.30	2019
Tenure	Condo Fees	
Fees	\$375 / mo.	
Area	RANGE LAKE N.	

Make:
Model:
Serial #:
CSA:



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