

**WELCOME TO  
4911 41 STREET  
\$422,000**

4317

**SHANE CLARK**

**WORK 867.669.2110**

**CELL 867.446.4663**



**ROOM SIZES**

Living Room 15.5 X 13.9	Kitchen 15.5 X 14.8				<b>BATHS</b>	2 Full
Master Bedroom 15.5 X 11.9	Bedroom 9.5 X 8.8	Bedroom 12 X 10			Storage	Basement
				Make: SRI Model: n50-2002 Serial #: reg1676027422	Foyer / Entry 5 x 10	Deck 12 x 16

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type	OIL	Ceiling: R 44	Sq.ft	1216	Lot Sz	3419
Annual Cost	\$1,668.60	Walls: R 22	Age	2002	Garage	
Litres Over Last 12 Mo.	1854 L @ 90¢/l	Floor: R 28	Lot	Block	Plan	Unit
		Skirting: R 12	14	72	3743	
					Parking	Front & Back

**SPECIAL FEATURES /FURNISHINGS:**

Modern Modular ideally located near parks, boat launches, downtown and so much more. Only steps away from Peace River Flats in Oldtown, this 3 bedroom 2 full bath home has countless features to make your life enjoyable all year round. Bungalow style layout with master bedroom and ensuite in it's own section of this home. The centralized kitchen is bright with loads of counterspace and a large island with bartop and 2nd sink station for busy chefs. Durable ceramic tile flooring and hardwood highlight the common areas, attractive Jotul woodstove and picture window in the living room and a 12 x 16 BBQ just off the kitchen that receives all afternoon sun. With 2002 construction and continual maintenance and upgrades to the efficiency of the home, it is walk in ready. The south facing yard boasts almost 60 running feet of raised garden beds, grassy area and lane way parking that is in addition to street side parking. The 12 x 16 shed with loft is a great space for storage or other and the side yard looks onto to open rock spaces that are easily accessible. Imagine yourself only steps from the Racquet club, the Don Jossa trail to Niven, multi recreational areas and playgrounds on Fritz Thiel Park and an easy walk to go paddling, skiing or visit with friends at the Woodyard. All of this is a 6 minute walk from Downtown.

CALL OR TEXT SHANE FOR YOUR PERSONAL TOUR! 867-446-4663

Price includes: Fridge, Stove, Dishwasher, Washer, shed & clothesline. Other yard items negotiable.

**FOUNDATION**

Engineered Wood Blocking

**PROPERTY TAXES**

Amount/yr \$2218.26 2020

Tenure Fee Simple

Fees

Area Old Town

