

WELCOME TO

5 RIVERVIEW DRIVE

\$159,000

6472

JIM WELLER

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ROOM SIZES

Living Room	Dining Room	Kitchen			BATHS	1-3pc, 1-4pc
Primary Bedroom	Bedroom	Bedroom	Den		Storage	Basement 729 sq. ft.
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	Sq. Ft.	1724 + Basement	Lot Size	7774
Annual Cost		Walls: R			Garage	
Litres Over Last 12 Mo.		Floor: R	Age	1948	Parking	Gravel
		Skirting: R	Lot 359	Block Plan 360	Unit	

SPECIAL FEATURES /FURNISHINGS:

Renovation opportunity: There is over 2400 sf of living space in this vintage two storey home: 995 sf on the main level, 729 sf upstairs plus 729 SF in the partly finished basement. It contains 3 bedrooms, a den, 2 bathrooms, living room, kitchen, and separate dining room with the possibility of developing a family room or more bedrooms in the currently open concept basement. The original home was built in 1948 and moved to Riverview Drive at a later date, where it was modernized over the years with additional insulation, PVC windows, vinyl siding, propane furnace and hot water tank, flooring, bathroom and kitchen upgrades etc. However, it has been neglected during the past decade and is in need of repair and renovation, which is reflected in the price for an As Is sale.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$2,251 2025

Tenure Fee Simple

Fees

Area

