



**56 Elm St. - \$179,900.00**

**3 Bedroom - 2 Storey  
Juniper Area - 13/12/739**

***Well maintained family home backs onto Juniper School!  
Walking distance to downtown and shopping!***



**Kitchen** - Beautiful custom Oak kitchen with plenty of cabinets and large dining area. Island counter provides extra counter space and storage. PVC Bay window over double sinks. Built-in dishwasher and over the range microwave. Vinyl flooring.

**Living Room** - Warm and inviting with modern colors and laminate flooring. Large PVC picture window.

**Bedrooms** - 3 bedrooms the upper level with laminate flooring and double closets.

**Bathroom** - 5 piece bathroom on the main floor is spacious with separate tub & shower and large vanity.

**Lower Level** - Spacious family room with wall to wall carpet. 4 piece bathroom with newer vinyl flooring.

**Yard** - Fenced and landscaped. Large patio. Asphalt driveway. Portable garage.

**Garage** - Single detached garage is heated, insulated and wired. Vinyl sided.

**Extras** - Super starter home! PVC windows. Newer eaves. HRV Unit. Low property taxes!



**Age: 1960**

**Lot Size: 55 x 125 (6875 sq ft)**

**House Size: 1200 sq.ft (600 sq ft on 2 levels)**

**Taxes: \$3,289.32 Gross/2022 (Net \$2,851.82)**

**Hydro: EFA (Approx. \$285.00 per month)**

**Possession: TBA**



**RE/MAX THOMPSON**

Each office independently owned and operated.

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This information, although believed to be accurate,  
is not warranted to be so.

