



## 44 Hemlock Cr. - \$189,900.00

3 + 2 Bedroom - Raised Bungalow  
Juniper Area - 13/28/743

*This large bungalow features many upgrades!  
Walking distance to school and shopping!*



**Kitchen** - Large kitchen with an abundance of oak cabinets and laminate counter tops. 2 PVC windows allow for lots of natural light. Laminate flooring.

**Living/Dining Room** - L-shaped living and dining room with laminate floors that flow throughout. Large PVC picture window lets the sunshine in.

**Bedrooms** - 3 bedrooms on the main floor with laminate flooring. Primary bedroom has 2 piece ensuite.

**Bathroom** - 4 piece main bath with soaker tub, subway tile surround and laminate flooring. 4 piece bath on lower level.



**Lower Level** - Nice, open rec room with laminate flooring, recessed lighting and suspended ceiling. 2 large bedrooms with legal windows and laminate flooring. Oversize laundry room.

**Yard** - Large yard backs onto Centennial Park.

**Garage** - Single detached.

**Extras** - Well maintained family home! Fridge, stove, washer and dryer included. Stucco exterior. New electric baseboards.



**Age:** 1979

**Lot Size:** 50' x 125' (6,250 sq ft)

**House Size:** 1080 sq ft

**Taxes:** \$3,202.07 Gross 2023

**Heat:** EBB

**Possession:** TBA



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

