



## 44 Granite Cr. - \$223,900.00

3 Bedroom - Bungalow  
Riverside Area - 43/57/751

*Spacious family home in a great family location!  
Close to schools, recreation and shopping!*



**Kitchen** - Spacious eat in kitchen with plenty of cabinets and counter space. Tile back splash. Double corner sinks overlook the back yard. Large windows allow for plenty of natural light. Built-in dishwasher, fridge and stove included. Vinyl flooring.

**Living Room** - Nice open living room with PVC picture window and oak hardwood floors. Sliding pocket door leads to the kitchen and dining area. Built-in cabinet.

**Bedrooms** - 3 spacious bedrooms on the main floor with double closets have been completely renovated with new laminate flooring, light fixtures, paint and plugs ins.

**Bathrooms** - Renovated 4 piece main bathroom with large, modern vanity and soaker tub. 3 piece bath down.

**Lower Level** - Kick back and relax in the oversize family room with quality wall to wall carpet and suspended ceiling. Stone face fireplace anchors the room. Large bonus room makes a great home office or hobby room. Laundry room with front loading washer and dryer included. Utility room.

**Yard** - Fully fenced and nicely landscaped. Raised wooden deck off back entrance. Large patio. Fire pit area. Plenty of parking.

**Garage** - Single detached garage.

**Extras** - Great location for families! Well maintained and tastefully decorated! PVC windows and maintenance free vinyl exterior. Newer shingles. 200 amp panel.



Age: 1962

Lot Size: Irregular (6,903.13 sq ft)

House Size: 1,156 sq.ft

Taxes: \$4,145.39 Gross/2023 (Net \$3,795.39)

Heat: EFA

Possession: TBA



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

