

# 70 Wuskwatim Bay - \$220,000.00

## 3 Bedroom - Bungalow Burntwood Area - 49/190/879

*Well maintained family home situated on a quiet bay!  
Walking distance to school and recreation!*



**Kitchen** - Eat-in kitchen with "Swan Valley" wood cabinets and laminate counter tops. Tile back splash. Built-in dishwasher. Laminate flooring.

**Living Room** - Plenty of natural light flows in through the large picture window. Parquet flooring.

**Bedroom** - 3 bedrooms on the main floor are good size with ample closet space.

**Bathrooms** - 4 piece main bathroom with oak vanity. Partially finished 2 piece bath on lower level.

**Lower Level** - Nice open rec room with wall to wall carpet and suspended ceiling. Bonus room. Laundry/utility room.

**Yard** - Fully fenced and landscaped. Enjoy summers on the deck. Inter-locking brick patio area. Paved driveway.

**Garage** - Double detached garage is heated, insulated and wired. Concrete pad.

**Extras** - Great family location! HRV. Shingles done in 2011. Vinyl sided.



Age: 1971  
Lot Size: Irregular  
House Size: 968 sq.ft.  
Heat: EFA  
Taxes: \$4,301.85 Gross/2023 (Net \$3,951.85)  
Possession: TBA



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is not warranted to be so.

