



# 139 Riverside Dr. - \$299,000.00

## 3 Bedroom - Bungalow Riverside Area - 1/58/751

*Custom renovations throughout! Move in ready!  
Walking distance to schools, shopping & recreation!*



**Kitchen** - Beautiful Melamine cabinets with granite counter tops makes this kitchen the heart of the home! Island counter provides extra seating and counter space. Bay window over double under counter stainless steel sinks. Quality stainless steel appliances include gas stove top, built-in double ovens, dishwasher and fridge. Modern lighting. Hardwood floors flow into the dining room, living room and bedrooms.

**Living/Dining Room** - Open and airy with large Bay window that allows for lots of natural light. Tastefully decorated. Hardwood floors.

**Bedrooms** - 3 bedrooms on the main floor with ample closet space and hardwood floors. Primary bedroom features a walk-in closet and 2 piece ensuite with heated tile floors.



**Bathroom** - 4 piece main bathroom features a modern vanity, tiled walls, jetted soaker tub and heated ceramic tile floors. Beautiful lower level 4 piece bathroom with soaker tub, walk-in shower, tile walls with built-in alcoves and heated ceramic tile floors.

**Lower Level** - Large rec room is nice and bright with suspended tile ceiling and cork flooring. Gas fireplace (Certified in 2023). Bonus room with huge walk-in closet. 4 piece bath. Laundry and utility room.

**Yard** - Fenced and landscaped. Patio area. Double inter-locking brick driveway.

**Garage** - Double attached garage on concrete pad with direct access to the home. Heated, insulated and wired.



**Extras** - Pride of ownership shines through! Excellent family location! PVC windows. Central air 2022. Central vac on both floors.

**Age:** 1963

**Lot Size:** Irregular (8,281.25 sq ft)

**House Size:** 1,176 sq ft

**Taxes:** \$5,751.07 Gross/2024 (Net \$4,154.41)

**Hydro:** EFA (Approx. \$280.00 per mo.)

**Possession:** TBA



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