



# 31 Riverside Dr. - \$232,000.00

## 3 Bedroom - Bungalow Riverside Area - 3/59/751

*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. PVC window over double stainless steel sinks overlooks the back yard. Vinyl flooring.

**Living/Dining Room** - L-shaped living/dining room with lots of natural light from the large PVC windows. Oak hardwood floors.

**Bedrooms** - 3 spacious bedrooms on the main floor. Primary bedroom with oak hardwood floors. 2nd & 3rd bedrooms with wall to wall carpet.

**Bathrooms** - 4 piece main bathroom with large oak vanity. 3 piece bath down.

**Lower Level** - Rec room area is ready to be developed to your liking! Large, finished bonus room with electric fireplace and walk-in closet. 2 piece bath (plumbed for shower installation). Laundry/utility room.

**Yard** - Large lot is fenced and landscaped.

**Garage** - Single detached garage (16' x 24') is heated, insulated and wired.

**Extras** - Great location for families! Well maintained and tastefully decorated! Appliances included. House shingles replaced in 2022. Hot water tank 5 years old.



Age: 1962

Lot Size: 65' x 125' (8,125 sq ft)

House Size: 1,225 sq.ft

Taxes: \$ Gross/2024 (Net \$ )

Heat: EEG (Approx. \$294.00 per mo. on budget)

Hydro: House & Garage (Approx. \$229.00 per mo. on budget)

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.

