



83 Yale Ave. - \$205,000.00

3 + 1 Bedroom - Bungalow

Eastwood Area - 8/170/846

*Well maintained family home!
Close to downtown amenities!*



Kitchen - Eat-in kitchen with wood cabinets and laminate counter tops. Large PVC window over double stainless sinks overlooks the verandah. Vinyl flooring.

Living Room - Lots of natural light from the PVC picture window. Wall to wall carpet/

Bedrooms - 3 bedrooms on the main floor with wall to wall carpet and ample closet space.

Bathrooms - 4 piece main bathroom with tub surround and vinyl flooring.

Lower Level - Nice, open rec room with bar and wall to wall carpet. 4th bedroom with wall to wall carpet. Laundry/utility room with plenty of storage.

Yard - Yard is fenced and nicely landscaped. Spacious three season room (361 sq ft) is great for enjoying those summer nights. Double inter-locking brick driveway.

Garage - Double detached garage (Built in 1992) on concrete pad is insulated and wired..

Extras - Well maintained home! PVC windows. Long time home owners. Low property taxes!



Age: 1970

Heat: EFA

Lot Size: Irregular (7,774.25 sq ft)

House Size: 912 sq ft

Taxes: \$3,535.60 Gross/2024 (Net \$2,426.99)

Possession: TBA



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