

233 Wuskwatim Bay - \$269,900.00

4 Bedroom Bi-level

Burntwood Area - 2/191/879

*Large family home in popular Burntwood sub-division!
Walking distance to schools and shopping!*



Kitchen/Dining - Spacious, open concept kitchen and dining area over looks the living room. Functional layout with lots of walnut cabinets, granite counter tops and stainless steel appliances. Large island with built in bar fridge. Ceramic tile floor with in floor heat.

Living Room - Open and airy with large PVC picture window for lots of natural light. Hickory flooring with gloss (anti scratch) finish. Newer patio doors to the outside deck

Bedrooms - 3 bedrooms on the main floor have laminate flooring. Primary bedroom has 2 piece ensuite.

Bathroom - 4 piece main bathroom with large vanity and retro red tub surround. 3 piece bath down with granite top vanity, walk-in corner shower and ceramic tile floor with in-floor heat.

Lower Level - Nice, open rec room with laminate flooring and suspended ceiling with recessed lighting. Large PVC windows allow lots of natural light. Large, legal 4th bedroom with wall to wall carpet. Laundry/utility room.

Garage - Double detached garage on concrete pad is insulated and wired. Built in 1989. Electric door opener.

Yard - Fenced and landscaped. Large raised wooden deck.

Extras - Excellent family location! Walking distance to Burntwood School and shopping. HRV. Central vac. Electric furnace replaced in 2016. Electric 200 amp panel replaced in 2010.



Age: 1977

Lot Size: 60' x 120' (7,200 Sq.Ft.)

House Size: 1,008 Sq.Ft.

Taxes: \$4,622.26 Gross/2024 (Net \$3,274.27)

Heat: EFA

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.

