



## ***52 Eider Bay - \$209,000.00***

***3 Bedroom - Bungalow  
Westwood Area - 13/102/777***

***Well maintained family home!  
Ideally situated in a great family neighborhood***

**Kitchen** - Spacious eat-in kitchen with Maple cabinets and laminate counter tops. PVC window over double stainless steel sinks. Ceramic tile flooring.

**Living Room** - Spacious with lots of natural light. Oak hardwood floors.

**Bedrooms** - 3 bedrooms on the main floor with ample closet space and laminate flooring.

**Bathroom** - 4 piece main bathroom. 3 piece bath down with stand-up shower.

**Lower Level** - Nice, open family room with laminate flooring, suspended ceiling and pot lighting. Bonus room makes a great home office or hobby room. 3 piece bath. Laundry/utility room.

**Yard** - Fenced and landscaped. Shed.

**Extras** - Great location!

**Age:** 1966

**Lot Size:** 55' x 120' (6,600 sq ft)

**House Size:** 968 sq ft

**Taxes:** \$3844.31 Gross 2024 (Net \$2,667.69)

**Hydro:** Energy Efficient Gas (Approx. \$260.00 per month)

**Possession:** TBA

# **RE/MAX<sup>®</sup> THOMPSON**

Each office independently owned and operated.

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This information, although believed to be accurate,  
is not warranted to be so.

