



# 71 Eider Bay - \$179,900.00

## 2 Bedroom - Bungalow Westwood Area - 1/114/777

**Location! Location!**  
**Walking distance to school and shopping!**



**Kitchen** - Nice, bright eat-in kitchen with painted Maple cabinets and laminate counter tops. Stainless steel fridge and built-in dishwasher. PVC window over double stainless steel sinks. Garden doors off the dining area lead to the raised deck. Small porch/closet addition at back entrance. Vinyl flooring.

**Living Room** - Lots of natural light from the large PVC picture window. Oak hardwood floors.

**Bedrooms** - 2 bedrooms on the main floor with laminate flooring.

**Bathroom** - 4 piece main bathroom features a large vanity with his/her sinks and jetted tub.

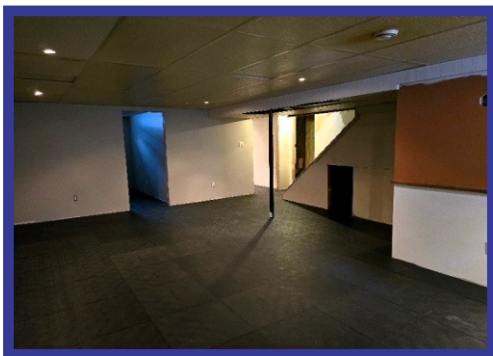
**Lower Level** - Partially developed. Rooms are drywalled. Suspended ceiling with recessed lighting. Plumbing roughed in for a bathroom.



**Yard** - Yard is partially fenced and landscaped. Raised deck. Metal shed with lean-to off the side. Asphalt driveway.

**Garage** - Great garage is 672 sq ft. Insulated and wired. Newer 200 amp panel.

**Extras** - Excellent starter home in a great family location! Newer shingles and PVC windows.



**Age:** 1968

**Lot Size:** 60' x 120' (7,200 sq ft)

**House Size:** 968 sq ft

**Taxes:**

**Hydro:** EFA

**Possession:** TBA

# RE/MAX THOMPSON

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

