



# 79 Eider Bay - \$229,000.00

## 2 Bedroom - Bungalow

Westwood Area - 13/103/777

*Well maintained family home situated in popular Westwood sub-division! Close to schools & shopping!*



**Kitchen** - Spacious kitchen with an abundance of oak cabinets with laminate counter tops. PVC window over double stainless steel sinks. Built-in dishwasher and over the range microwave. Large pantry. Open to the dining room and living room. New laminate flooring flows into the dining room and living room.

**Dining Room** - Formal dining room (converted from 3rd bedroom) with plenty of room for family gatherings.

**Living Room** - Nice and bright with lots of natural light. Open to the kitchen and dining room.

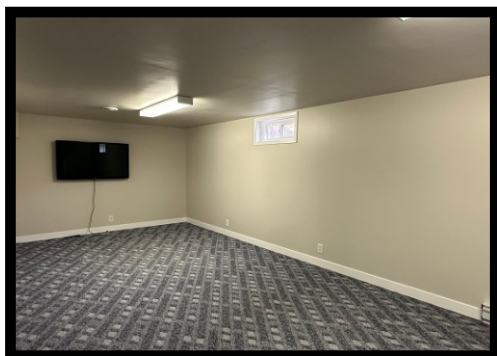
**Bedrooms** - 2 bedrooms on the main floor with ample closet space, PVC windows and laminate flooring.

**Bathroom** - 4 piece main bathroom large vanity and laminate flooring. Recently renovated

**Lower Level** - Large rec room area is nice and open with wall to wall carpet. Bonus room. Renovated 2 piece bathroom. PVC windows. Laundry/storage room.

**Yard** - Fully fenced and landscaped. Raised deck. Second deck in back yard. Shed. Paved driveway.

**Extras** - Move in ready! Central air and furnace in 2013. 35 year shingles replaced in 2020. Hot water tank replaced in 2017.



Age: 1967

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

House Size: 2,016 sq ft

Taxes: \$3,750.57 Gross 2024 (Net \$2,594.60)

Heat: EFA (Approx. \$219.00 per month on budget)

Possession: TBA

**REMAX THOMPSON**

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

