



**118 Arctic St. - \$179,000.00**

**3 Bedroom - Bungalow**

**Burntwood Area - 11/150/849**

***Well maintained 3 bedroom bungalow!  
Walking distance to school and shopping!***



**Kitchen** - Eat-in galley-style kitchen with plenty of wood cabinets. Lots of natural light from the large PVC windows. Double stainless steel sinks. Laminate flooring.

**Living Room** - Nice and bright. Beautiful Bay window. Laminate flooring.

**Bedrooms** - 3 bedrooms on the main floor with wall to wall carpet, PVC windows and ample closet space. Primary bedroom is large with mirrored closet doors. 2nd bedroom has newer garden doors to the raised deck, fresh paint and new carpet. 3rd bedroom has been freshly painted.

**Bathroom** - 4 piece bathroom on the main floor with oak vanity and newer tub & surround.

**Lower Level** - Large rec room with wall to wall carpet and bar area. Bonus room. Large laundry room.

**Yard** - Yard is fenced and landscaped. Deck off garden doors. Plenty of parking and lots of room for a garage.

**Extras** - Great family home! Vinyl siding and PVC windows. 25 year shingles. How water tank replaced in 2018. Energy Efficient Gas furnace installed in 2008. Low property taxes!



**Age:** 1969

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

**House Size:** 952 sq ft

**Taxes:** \$3,537.49 Gross 2024 (Net \$2,428.46)

**Heat:** EEG

**Possession:** TBA

 **REMAX** THOMPSON

Each office independently owned and operated.

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

