

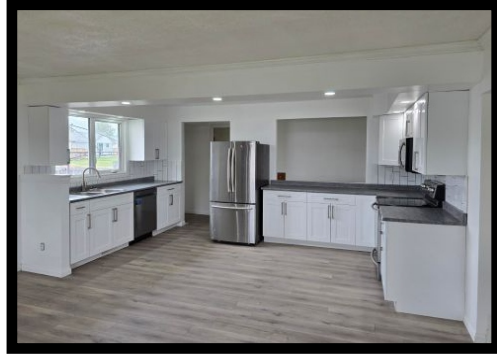


15 Mallard Cr. - \$245,000.00

3 Bedroom - Bungalow

Westwood - 11/113/777

***Excellent family location! Many upgrades!
Walking distance to shopping, high school and recreation!***



Kitchen, Living and Dining - Great open concept! Beautiful new kitchen with white cabinets, subway tile back splash and laminate counter tops. Stainless steel appliances include new fridge, built-in dishwasher and over the range microwave. PVC window over double stainless steel sinks overlooks the side yard.

The open concept provides lots of natural light. Large PVC picture window. New vinyl plank flooring throughout the main level.

Bedrooms - 3 bedrooms on the main floor with ample closet space, PVC windows and new vinyl plank flooring.

Bathrooms - 4 piece main bathroom with pedestal sink. 4 piece bath on lower level with oak vanity.



Lower Level - Partially finished L-shaped rec room. Finished area has laminate flooring and walk-up wet bar. Main area has concrete floor and pellet stove (needs repairs). 4 piece bath. Laundry room. Utility/storage room.

Garage - Large double attached garage (676 sq ft) is insulated and wired. Direct access to the lower level. Electric door openers.

Yard - Fully fenced and landscaped with 2 large side yards. Large deck. Shed. Double interlocking brick driveway.

Extras - Well maintained family home! New hot water tank (2025). New plug-ins throughout the main level (2025). Shingles replaced in 2016. PVC windows installed in 2012. 200 amp panel is 10 years old.



Age: 1967

Lot Size: 65' x 120' (7,800 sq ft)

House Size: 953 sq ft

Taxes: \$4,308.81 Gross 2024 (Net \$3,029.87)

Heat: EFA

Possession: TBA

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Each office independently owned and operated.

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

