



# 23 Spoonbill Cres. - \$179,000.00

3 Bedroom - One level Crawlspace

Westwood - 20/109/777

*Excellent family location! Move in ready!  
Walking distance to shopping, high school and recreation!*



**Kitchen** - Eat in kitchen with plenty of espresso cupboards, laminate counter tops, and vinyl flooring.

**Living Room** - Spacious living room with newer vinyl plank flooring that flows throughout the home. Tons of natural light pours in from the large PVC picture window.

**Bedrooms** - 3 bedrooms all with Vinyl flooring, PVC windows and decent sized closets.

**Bathrooms** - 4 piece main bathroom is modern with tile tub surround, tiled walls, soaker tub and vinyl flooring.

**Garage** - Double detached garage on a concrete pad is insulated, wired and heated with a woodstove.

**Yard** - Beautifully landscaped. Large deck great for entertaining!

**Extras** - Vinyl sided on house and garage. All PVC windows. Shingles are approx 6 years old Furnace updated in 2023.



Age: 1963

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

House Size: 936 sq ft

Taxes: \$3,253.38 Gross 2025 (Net \$ 1,899.60)

Heat: EFA

Possession: TBA

 **REMAX** THOMPSON

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

