

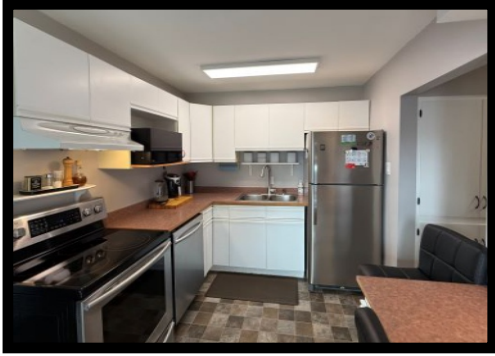


# 79 Riverside Drive- \$249,900.00

## 4 Bedroom - Bungalow

### Riverside Area - 15/51/751

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



**Kitchen** - An abundance of painted white cabinets and plenty of counter space! Vinyl flooring, stainless steel appliances. Garden doors lead you out to the back yard deck. Recessed LED lighting.

**Dining Room** - Spacious that has been freshly painted, new vinyl plank flooring and new LED lighting.

**Living Room** - Nice and bright with large PVC window that over looks the street and vinyl plank flooring.

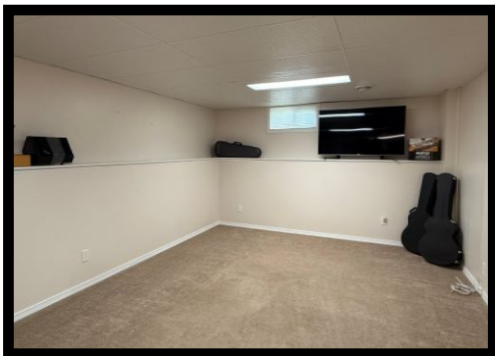
**Bedrooms** - 2 bedrooms on the main floor with large mirrored closets, PVC windows, new vinyl plank flooring and has been freshly painted. 3rd room on main level currently used as an office, but was previously main floor laundry ( connections still available) could be a perfect play room or office.



**Bathroom** - 4 piece main bathroom is large and modern. Updated vanity and tile flooring. Soaker bath tub lets you relax. 3 piece on the lower level.

**Lower Level** - Spacious rec room area is nice and open with wall to wall carpet, suspended ceiling. 3rd bedroom has vinyl plank flooring and fresh paint. Extra room currently being used as a sewing room could make a small 4th bedroom. 3 piece bathroom. Laundry/ utility room with plenty of storage space and built in shelving. Laundry sink.

**Garage & Yard** - Beautifully landscaped with mature trees and perennials. Front and back deck. Single detached garage is wired, on a concrete pad and electric door opener.



**Extras** - House shingles new in 2017, HWT 2017. Garage shingles in 2015. New siding with 1 inch insulation in 2014. R40 insulation in attic. All new paint, vinyl plank flooring, baseboards and LED lighting on main floor- 2024

**Age:** 1961

**Lot Size:** 60' x 125' (7,500 sq ft)

**House Size:** 1064 sq ft

**Taxes:** \$4,406.06 Gross 2025 (Net \$2,906.06)

**Heat:** EFA

**Possession:** TBA

 **REMAX THOMPSON**

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

