



# 24 Hudson Bay - \$249,900.00

4 + 1 Bedroom - Bungalow

Burntwood Area - 15-156-849

*Spacious bungalow is great for the growing family!  
Walking distance to school and shopping!*



**Kitchen** - Nice and bright with freshly painted cabinets and new hardware. An abundance of cabinets with laminate counter tops. Double stainless steel sinks with PVC window that overlooks the back yard. Stainless steel appliances. Vinyl flooring.

**Living/Dining Room** - L-shaped living and dining room has lots of natural light from the large PVC windows. Dining room has vinyl flooring. Living room has laminate flooring.

**Bedrooms** - 4 good size bedrooms on the main floor with PVC windows and laminate flooring. The Primary bedroom features a spacious walk-in closet and 2 piece ensuite.

**Bathrooms** - 4 piece main bathroom with large vanity and soaker tub.

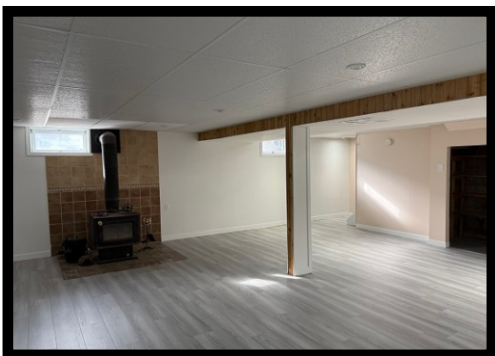


**Lower Level** - Nice, open rec room with new luxury laminate flooring and suspended tile ceiling with recessed lighting. Wood stove. Freshly painted. 5th bedroom with new flooring and paint. Large utility room/workshop. Laundry room. Additional storage room.

**Yard** - Extra large lot is partially fenced and landscaped. Shed. Trampoline and play structure included. Double concrete driveway. Extra parking along side of house - great for the toys!

**Garage** - Double detached garage is insulated and wired.

**Extras** - Great family home! Shingles replaced in 2019. New soffits, fascia and eaves troughs in 2025. Hot water tank replaced in 2018. All appliances included. Newer fridge and dishwasher.



**Age:** 1968

**House Size:** 1,372 sq ft

**Lot Size:** Irregular (9,450.6 sr ft)

**Heat:** EFA (\$266.00 per month on budget)

**Taxes:** \$4,599.14 Gross 2025 (Net \$3,099.14)

**Possession:** TBA

 **REMAX** THOMPSON

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

