



# 252 Westwood Dr. - \$245,000.00

## 3 Bedroom - Bungalow

Westwood Area - 5/117/777

*Spacious family home situated on the treeline!  
Well maintained and move in ready!*



**Kitchen** - Eat-in kitchen with oak cabinets and laminate counter tops. Newer PVC window over double stainless steel sinks. Spacious dining area. New vinyl plank flooring.

**Living Room** - Nice and open with lots of natural light. Newer triple pane PVC window with side openers. Newer laminate flooring flows into the hallway.

**Bedrooms** - 3 bedrooms on the main floor. Primary bedroom features newer laminate flooring and attached 2 piece bath with access from front entrance. 2nd bedroom with newer laminate flooring. 3rd bedroom with wall to wall carpet.

**Bathroom** - 4 piece main bathroom has been renovated with walk-in shower. 2 piece ensuite . lower level 2 piece bath off rec room.



**Lower Level** - Spacious rec room with wall to wall carpet is a great place for entertaining and family. Kitchenette/walk-up wet bar area with oak cabinets. Newer pellet stove (inspected) is great for cozy days and keeping the heat bill down. Bonus room. Lots of storage. Laundry/utility room.

**Garage** - Double detached garage (24' x 26') built-in 2011. 2" x 6" construction. Insulated and wired.

**Yard** - Beautifully landscaped back yard is an oasis for you to enjoy. Partially fenced. Concrete patio area. Private tree line location. Huge, concrete driveway provides lots of parking. Shed.

**Extras** - Great family home! Shingles replaced in 2025. Engineers report completed in December 2025.



**Age:** 1968

**Lot Size:** 60' x 130' (7,800 sq ft)

**House Size:** 1,094 sq ft

**Taxes:** \$4,748.40 Gross 2025 (Net \$3,248.40)

**Heat:** EFA and Pellet Stove

**Possession:** TBA



Each office independently owned and operated.

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This information, although believed to be accurate,  
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