



56 Elm St. - \$182,000.00

**3 Bedroom - 2 Storey
Juniper Area - 13/12/739**

***Well maintained family home backs onto Juniper School!
Walking distance to downtown and shopping!***



Kitchen - Nice and bright with beautiful custom Oak kitchen with plenty of cabinets and large dining area. Island counter provides extra counter space and storage. PVC Bay window over double sinks. Built-in dishwasher and over the range microwave. Vinyl flooring.

Living Room - Bright and spacious with modern colors and laminate flooring. Large PVC picture window that overlooks the street.

Bedrooms - 3 bedrooms the upper level with laminate flooring and double closets.

Bathroom - 5 piece bathroom on the main floor is spacious with separate tub & shower and large vanity.



Lower Level - Spacious family room with wall to wall carpet. Modern 4 piece bathroom with newer vinyl flooring.

Yard - Fenced and landscaped. Large patio. Asphalt driveway. Portable garage. Shed.

Garage - Single detached garage is heated, insulated and wired. Vinyl sided. Electric door opener.

Extras - Move in ready! PVC windows. Newer eaves. HRV Unit. Low property taxes! Professionally painted throughout in 2024. New shingles on house, garage and shed in 2024. New washer and dryer in 2025. Furnace recently serviced. Low property taxes!



Age: 1960

Lot Size: 55 x 125 (6875 sq ft)

House Size: 1200 sq.ft (600 sq ft on 2 levels)

Taxes: \$3,676.01 Gross/2025 (Net \$2,234.79)

Hydro: EFA

Possession: TBA



Each office independently owned and operated.

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

