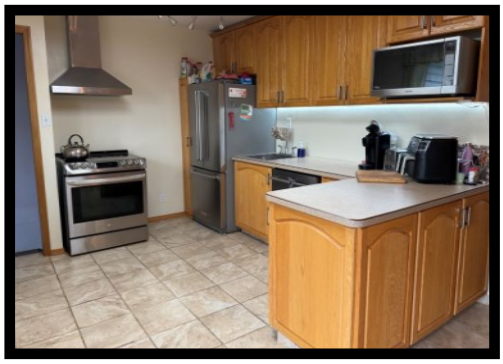

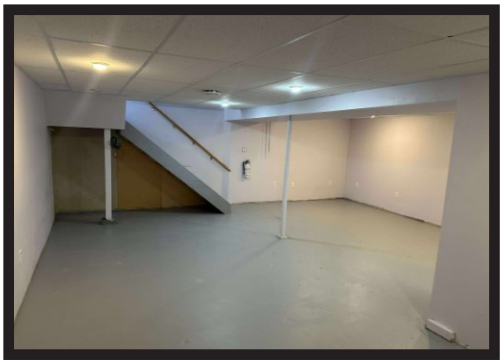

# *91 Parkway Cres - $219,000.00*

## *3 Bedroom - Bungalow*

## *Deerwood - 17/83/755*

***Nice family home in prime Deerwood location!***
***Close to schools, and UCN!***

**Kitchen** - Eat in kitchen with quality, custom made oak cabinets, ceramic tile flooring, stainless steel appliances including built in dishwasher. Large pantry in the eating area with garden doors that lead you out to the raised deck in the back yard.

**Living Room** - Loaded with natural light from the large PVC triple pane picture window that overlooks the street. beautiful hardwood flooring.

**Bedrooms** - Primary bedroom with hardwood flooring and a large double closet that has built in closet organizer. 2nd bedroom is currently used as an office has wall to wall carpet.

**Bathroom** - 3 piece bathroom with stand up shower, tile surround, oak vanity and vinyl flooring. 2 piece bath on the lower level.

**Lower Level** - Large rec room is partially finished with recessed lighting and concrete flooring (currently covered with floor rugs) Bonus room would make a great hobby room. Spacious Laundry and utility room with counter and cupboard space.

**Yard** - Mostly Fenced and beautifully landscaped with perennials and fruit trees. Large raised wooden deck with gazebo to stay. Newer shed. Storage behind garage was used as green house.

**Garage** - 20' X 34' garage with 10 foot ceilings and heated floors was built in 2014. New 9' x 8' garage door. Large storage room with shelves in the back part of garage.

**Extras** - Excellent family home! Exterior has newer vinyl siding. Triple pane PVC windows. R50 insulation. Central Vac.

**Age: 1962**
**Lot Size: 55.' x 125' (6,875 sq ft)**
**House Size: 888 sq ft**
**Taxes: $4,142.62 Gross 2024 (Net $2,900.29)**
**Heat: EFA Approx $444.00/ Monthly includes garage heating**
**Possession: TBA**

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