



59 Mallard Cr. - \$259,900.00

2 Bedroom - Bungalow

Westwood Area - 7/112/777

Pride of ownership shines through! Great location!

Close to schools, shopping and recreation!

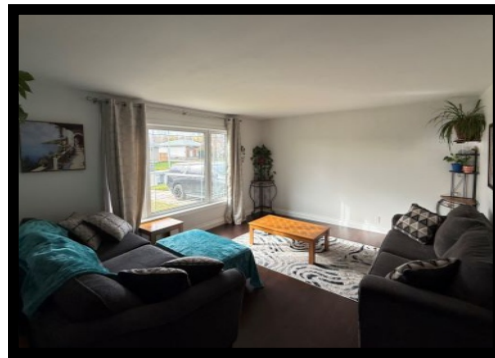


Kitchen - Nice, modern and bright kitchen with "Thermofoil" cabinets by Kitchen Craft and stainless steel appliances. Laminate counter tops and quality flooring. PVC window over double stainless steel sinks overlooks the back yard. Open to the dining area with garden doors to the raised wooden deck.

Living Room - Tastefully decorated with "Hercules" laminate flooring and large triple pane PVC picture window.

Bedrooms - 2 bedrooms on the main floor with laminate flooring. PVC windows and ample closet space.

Bathroom - 4 Piece main bathroom with granite top vanity and soaker tub and ceramic tile floor and wall. 4 piece down.



Lower level - Fully developed family room (currently being used as a bedroom). Insulated subfloor, finished with modern colors and laminate flooring. Suspended ceiling with pot lights. Woodstove. 4 piece bath with ceramic walk-in shower and ceramic floor, vanity and double sinks. Spacious bonus room. Extra office space. Laundry room.

Yard - Yard is fenced and landscaped. Raised wooden 20' x 16' deck in back (re-levelled in 2024). Concrete driveway. 6' fence. Large lot.

Garage - 1.5 car detached garage is insulated and wired on concrete pad.

Extras - Very well maintained bungalow in popular Westwood sub-division. Maintenance free exterior. PVC windows. Central Air. Additional insulation added to the attic, walls and basement. New hot water tank in 2025. New exterior door and storm door in 2025. Woodstove WETT inspected in 2019.



Age: 1964

Lot Size: Irregular

House Size: 884 Sq.Ft.

Taxes: \$4,866.62 Gross 2026 (Net \$3,266.62)

Heat: EFA

Possession: TBA

REMAX THOMPSON

Each office independently owned and operated.

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

