



83 Sturgeon - \$274,900.00

2 Bedroom - Bungalow

Westwood Area - 2/118/806

*This Westwood bungalow has beautiful finishes throughout!
Modern and unique! Quiet street!*



Kitchen - Streamlined with modern cabinetry and ceramic tile counter tops. An extra bank of cabinets and peninsula counter make this kitchen very functional. Ceramic tile flooring. Unique stainless steel sink and drain with side tap. Built-in dishwasher.

Living/Dining Room - Open concept to the kitchen with new ceramic tile flooring. Large picture window.

Bedrooms - Master bedroom is large with new ceramic tile flooring. 2nd bedroom has with ceramic tile flooring.

Bathrooms - 4 piece main bath was creatively designed and features a claw foot tub and circular overhead shower. Pedestal sink. Ceramic tile 3/4 up the wall and on the floor finishes the look. Bathroom on lower level.



Lower Level - The family room is ultra modern in design and has been designed with a loft-look concept. Painted open beams, ceramic tile and laminate flooring. Exceptional walk-up wet bar area with lighted cabinets and ceramic tile countertop. Bonus room. "Spa like" 'shower room features a separate shower room including a ceramic tile walk-in shower, ceramic tile floor and vessel type sink. Across the hall is a 2 piece bathroom finished in ceramic tile with toilet and vessel type sink. Laundry room.

Yard - Partially fenced and landscaped.

Garage - Double detached garage. Insulated and wired.



Extras - Recent upgrades include: Metal roof, soffits, fascia and eaves. New vinyl on front of home. All plumbing replaced and drainage updated around house and garage updated in 2017. Extra insulation added basement walls for extra warmth in 2017. New exterior doors. HRV unit. Hot water tank in 2023. New windows in 2020. home is immaculate and unique. New baseboard heaters 2023. Close to Millennium Trail and Burntwood River.

Age: 1967

Lot Size: Irregular (6,289.4 Sq.Ft.)

House Size: 1,016 Sq.Ft.

Taxes:

Heat: Energy efficient electrical system with convection heat and fan forced air heaters.

Possession: TBA

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Each office independently owned and operated.

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

