







Channel Ridge Charmer!



Tucked away on a private, south-facing 1.32-acre lot, this cute Channel Ridge cottage style home enjoys natural light all day and direct access to the neighbourhood walking trail network. Lightly lived in as a weekend retreat, the bright nearly 1,400 sq ft one-level home features three bedrooms, a thoughtful floor plan, charming shiplap wood ceilings, skylights, and a 2017 roof. A spacious walk-in crawl space offers bonus storage, while the ample level land provides options for a detached garage, workshop, or art studio. Bring your design ideas and see this beauty shine with a modern refresh. A fabulous location, loads of potential, and your decorating flair make this a winning combination!





\$899,000

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Rooms				
RoomType	Level	Dim/Pcs		
Bathroom	Main	4-Piece		
Bathroom	Main	4-Piece		
Bedroom	Main	11x19		
Bedroom - Primary	Main	14x12'		
Dining Room	Main	11x6		
Kitchen	Main	9x9		
Laundry	Main	10'x6'		
Living Room	Main	16'x18'		
Office	Main	8x10		

Listing Summary					
MLS®: 1012027	List Price: \$899,000				
Status: Active	Orig Price: \$899,000				
Sub Type: SF Det	Sold Price:				
	Pend Date:				
Taxes: \$3,621	Strata Fee:				
2025 Asmt: \$913.000	Title: Freehold				



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Layout:	Rancher		
Bedrms:	2	Kitchens:	1
Baths Tot:	2	Fireplaces:	1
Bth 2Pce:	0	Storeys:	

1,379 Bth 3Pce: 0 Fin SqFt: Bth 4Pce: Unfin SqFt: 0 Bth 5Pce: Bed & Brk: Ens 2Pce: Addnl Acc:

Ens 3Pce: 0 Basement: Crawl Space

Living Room, Wood Stove Ens 4+Pce 0 FP Feat:

App Incl: Intr Ftrs

> Frnt Faces: S Bldg Style: Cool: None

> > View:

Rooms Summary

1,379

2

Lower Main Second Third Other

0

0

0

0

0

0

0

Built (est): 1993 Lgl NC Use: Bldg Warr: Heat: Baseboard, Electric Roof: Asphalt Shingle Oth Equ: EnerGuide Rtg/Dt: Fndn: Poured Concrete Const Mt: Frame Wood, Wood

0

0

0

Ext Feat:

Building Information

Lot/Strata Information Lot Size 57,499sqft / 1.32ac Dims (w/d): Waterfront:

Fin SqFt

Kitchens

Beds

Baths

Prk Type: Carport Double, Driveway Water:

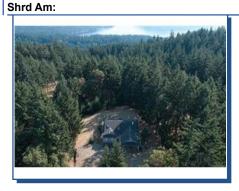
Regional/Improvement [Waste: Septic System Services:

Lot Feat: Acreage, No Through Road, Park Setting, Private, Serviced, Sloping, Southern Exposure, In Wooded Area

Complex: Prk Tota Rent Alld?: SqFt Balc: StrLots/Cplx Prk Cm Prp: Yng Ag Alld? SqFt Prk: Bldgs/Cplx: Prk LCP: Pets Alld?: SqFt Pat: Suites/Bldg: Prk Str Lot: BBQs Alld?: Str Lot Incl:

SqFt Strg: Floors/Bldg:

Gnd/Top?: LvIs/Suite: **Unit Incl:**







Accss: Ground Level Main Floor, Primary E

