

LISTING HIGHLIGHTS

8 Anne Crescent

FILE 4624

Road Access

Residential Listing

Selling Features:

- 0.39 acres
- Bi-level home near Rabbit Lake
- R1 zoning
- Possession end of August 2024
- Ample parking and large yard
- Municipal lot located behind home

Taxes: \$4,095.11 in 2024

PIN: 42175-0558

Services: cable, garbage pick up, high speed internet, hydro, natural gas, street lights , telephone



Comments: Welcome to 8 Anne Crescent. Located in a very family friendly neighbourhood close to Valleyview School, this bi-level home offers a 3 bedroom 2 bathroom layout spread through 2,080 sq ft of total living area. The open concept kitchen and living area features custom maple kitchen cabinetry w stainless steel appliances and convenient access to the rear attached deck where you can enjoy the privacy of a forested municipal lot with all services. Other special features include hardwood flooring, porcelain tile flooring, an oversized finished rec room with space for an additional 4th bedroom, and large yard suitable to a detached garage or storage space for your recreational vehicles. View by appointment. Please inquire.

\$409,000



Improvements

- Open concept kitchen and living room area
- Custom maple kitchen cabinetry with stainless steel appliances
- Patio for entertaining
- Full basement with rec room
- High efficiency gas forced air furnace
- Maple hardwood flooring in living room
- Great neighborhood close to schools
- Poured concrete foundation
- Hardboard exterior finish

Additional Specs:



3 BEDROOMS



2 BATH



2,080 SQ. FT.



86 FT.





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