

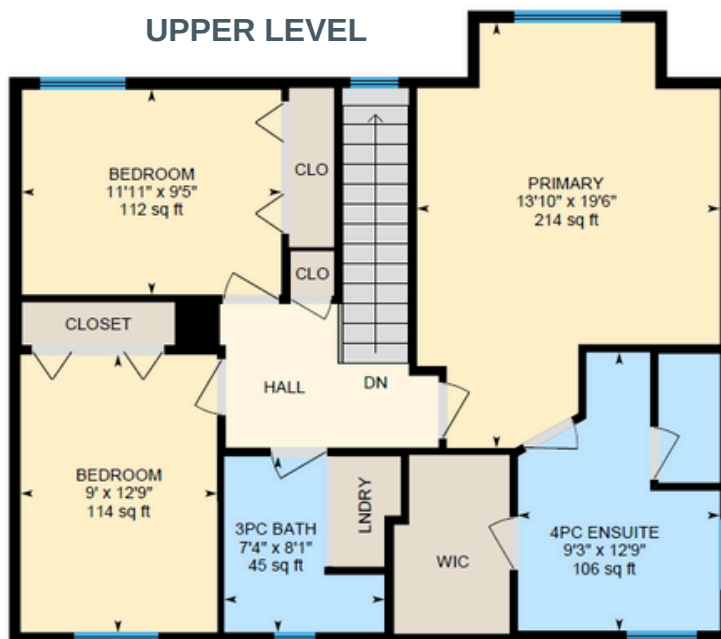
Special Features

- Roof on house and studio replaced in 2020
- Induction Stove 2025
- Hood Fan 2025
- Refrigerator 2020
- Washer & Dryer 2020
- Deck (with permits) 2023
- Tree removal and backyard refresh 2023
- Interior repainted 2020
- 19ft x 10ft Backyard studio can be used year round, has natural gas furnace + compost toilet
- Air conditioning in house
- Generous 20.4 x 24.5 foot attached double garage
- Full front driveway for extra parking
- Access to basement from either inside the home or private stairway from garage
- Hookup for stove and vent in east section of basement
- Hookup for future laundry in basement common area
- New exterior doors
- New hardware on interior doors (hinges, door knobs, etc)
- High Efficiency Furnace 2019
- New kitchen sink faucet
- New Vanity in half bath
- New fence, removal of old tree, added 9 trees, various boulders and shrubs & removed front lawn and replaced with low maintenance clover and mulch
- Walk to LRT, River Valley, Mood Cafe, delicious Belgravia Hub, University and more!
- Active Belgravia community league, park and playground is just blocks away

MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



Type: 2 Storey

Year Built: 1993

Area: Belgravia