



ADDITIONAL INFORMATION

MLS #: X13694330

List Price: \$ 549,900

Style: Residential Freehold | Bungalow-Raised

Taxes: \$3,420.00 / 2025

Lot Front: 36.26 ft

Lot Depth: 120.43 ft



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Welcome to this beautifully maintained detached raised ranch offering the perfect blend of comfort, flexibility and thoughtful updates in a convenient neighbourhood close to schools, public transit, 401, recreation and everyday amenities. When you enter the home there is a generous foyer with plenty of room for coats and shoes unlike other raised ranch floorplans. The bright main level features 2 bedrooms, including a spacious primary with walk-in closet, a welcoming neutral colour palette - including newer flooring. The refreshed kitchen offers freshly painted cabinetry, a movable centre island and a spacious eat-in area ideal for family meals or entertaining. The lower level is a standout feature, with impressive 10-foot ceilings and natural light that make it feel bright, open and anything but basement-

like. Offering 2 additional bedrooms, a recently completed bathroom, oversized laundry area and excellent storage. Outside, enjoy a fully fenced yard and maintenance-friendly composite deck, perfect for relaxing or entertaining. An attached single-car garage and double-wide driveway provide plenty of parking. This home has been thoughtfully updated and cared for, including R50 blown-in attic insulation and energy-efficient front and patio doors in 2023, heat pump (2023), lower level finished (2023), downstairs bathroom (2024), washer/dryer (2025), roof (2019), upstairs flooring (2020), painted kitchen cabinetry (2020) and composite deck (2020). Clean, comfortable and move-in ready, this is a home that offers both immediate enjoyment and excellent flexibility for the future.

 Raised-Bungalow

 Above Grade (approx.)
 Interior: 881.25 sq ft

 2+2 Bedrooms

 2 Bathrooms

 Trafalgar Heights

 Above Grade (approx.)
 Exterior: 1,034.42 sq ft

 Year Built: 2003

 1 Garage Space
2 Driveway Spaces

