

Presented by:
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Williams Lake (Zone 27), Lakeside Rural Residential Detached
2122 S LAKESIDE DR, V2G 5G4 **MLS# N219743**
Active



List Price: \$227,500

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 008-101-477
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Metres	If New GST/HST Incl:	Taxes: \$2,454 (2012)
Flood Plain: No	Zoning: R8	

View: Y - WILLIAMS LAKE
 Serv. Connected: Electricity, Natural Gas, Water, Sanitary Sewer

Style of Home: Split Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces: 1	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 24623 LT 34 DL 8832 LD 05
 Amenities: None
 Site Influences: Paved Road, Private Setting
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 9'6"	Bsmt	Entrance Hall	12'8" X 9'6"			X
Main F.	Nook	9' X 6'	Bsmt	Laundry	8'8" X 12'9"			X
Main F.	Dining	11'4" X 11'4"	Bsmt	Utility	10'11" X 10'2"			X
Main F.	Living Room	15'8" X 13'3"			X			X
Main F.	Bedroom	10'8" X 12'10"			X			X
Main F.	Bedroom	12'4" X 9'4"			X			X
Main F.	Master Bedroom	13'3" X 11'5"			X			X
Bsmt	Family Room	12'8" X 16'6"			X			X
Bsmt	Recreation Room	14'2" X 14'8"			X			
Bsmt	Bedroom	11'6" X 11'10"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,392	Total # Rooms: 13	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,392	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,784	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,784		8

Listing Broker(s): Tanya Rankin Ltd

Yowzaa!! Great value, great home, great location! This is a one time chance to live in desirable Rusett Bluff for an oh so affordable price! Perfect for the growing family this home is spacious where all the bedrooms are generous and bright. Take in the view of Williams Lake and the private backyard from the deck. With 0.45 of an acre to sit back and enjoy the serenity of a peaceful, quiet oversized yard. Full basement is perfect for teenagers and kids - lots of room to grow into this well laid out family home! Come check it out!