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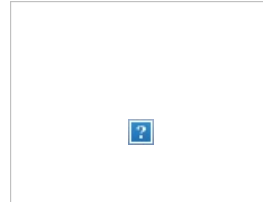
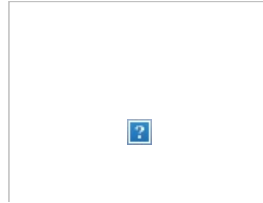
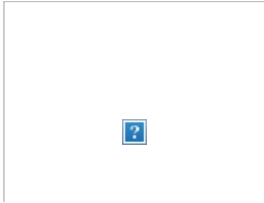
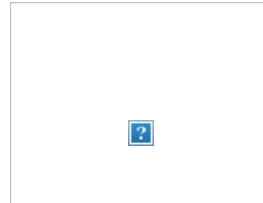
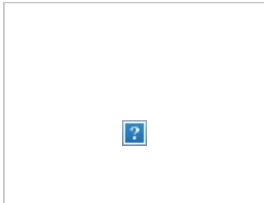
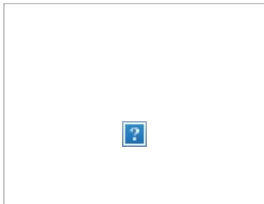
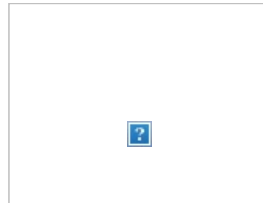
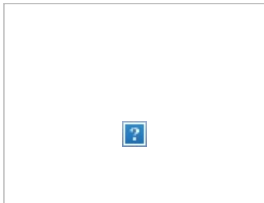
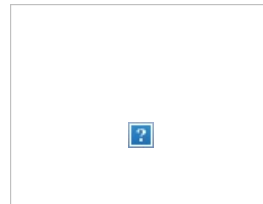
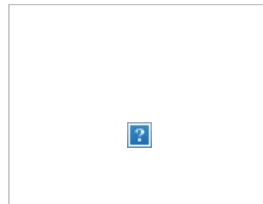
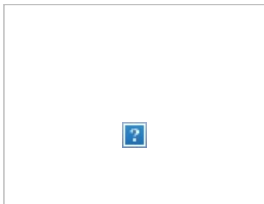
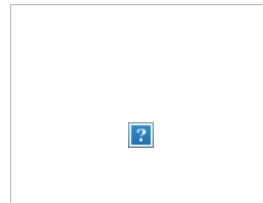
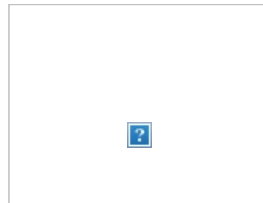
MLS®# E4329526



<b>Property Value</b>	\$549,500
<b>Type</b>	Detached Single Family
<b>Style</b>	Bungalow
<b>Basement</b>	Full
<b>Parking</b>	Yes
<b>Year Built</b>	1957
<b>Living Area</b>	1,122.25 sq.ft.
<b>Lot Frontage</b>	64.01 ft
<b>Lot Depth</b>	130.02 ft
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full

## Description

Location! Location! Location! Rarely do properties become available in this prime Laurier Heights location. Found in a super quiet cul-de-sac across from an island park this property is perfect for a remodel or build your dream home. The lot is approximately 64X 130 and has a fabulous sunny south facing back yard with alley access. Experience wonderful long-term neighbors, a great family friendly community, and a fantastic highly rated school. Just a block away is the community league with wonderful sports, arts and wellness programs and includes a playground, spray/splash park, tennis courts, ball diamonds, and an outdoor skating rink. Features include hardwood floors, a huge sunny south deck, triple pane windows, remodeled kitchen, and newer electrical panel, HWT and shingles. With great access to the Whitmud and downtown this centrally located property is definitely a must to consider.



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