

Welcome to 1974 Highridge Ave.

Lovely 3 bedrm, 2 bathrm bungalow in popular Alta Vista. Refinished hardwd flrs, spacious living rm w/fireplace, separate dining rm, mn flr sunroom/fam rm. Renovated kitchen w/island, pot lights, pantry. Renovated main flr bathroom (2006). Large master bedrm & good sized secondary bedrms. Finished rec rm in basement plus den and 3 pc bathroom. Attached garage. Large west-facing backyard with patio.

Room Dimensions

MAIN LEVEL

Living Room	Main	21' 01" X 13' 01"
Dining Room	Main	11' 05" X 10' 01"
Kitchen	Main	14' 08" X 11' 05"
Family Room	Main	12' X 11' 05"
Full Bathroom	Main	4 piece
Master Bedroom	Main	15' X 11' 03"
Bedroom 2	Main	12' 03" X 9' 04"
Bedroom 3	Main	11' 03" X 8' 05"

BASEMENT LEVEL

Recreation Rm	Basement	27' 08" X 14' 05"
Den	Basement	9' 04" X 8'
Laundry Room	Basement	
Partial Bath	Basement	3 piece
Store Room	Basement	

Property Details

List Price:	\$ 489,900
Taxes:	\$4617 / 2008
Lot Size:	72' x 110'
Heating:	Forced Air Gas
Rentals:	Hot Water Tank
Parking:	1 garage attached
Possession:	TBA

Special Features

Exterior appeal:

- Located in a popular Alta Vista neighbourhood on a quiet street
- Minutes to downtown, parks, shopping, schools, churches and public transit
- Single attached garage and paved driveway
- Large west-facing backyard
- Most windows updated

Interior appeal:

- Refinished hardwood floors, freshly painted with neutral decor
- Elegant living room w/wood burning fireplace & cove ceiling
- Separate formal dining room - ideal for entertaining
- Renovated kitchen with white cabinets, pot lighting, island, pantry
- Main floor family room/sunroom with vaulted ceiling and new berber carpet. Convenient access to rear yard.
- Spacious master bedroom with ample closet space
- Well proportioned secondary bedrooms
- Tastefully renovated main floor bathroom (2006)
- Finished basement with recreation room, den and 3 pc bathroom
- Furnace 2005

Inclusions: Refrigerator, Stove, Built In Microwave, Dishwasher, Washer, Dryer, Auto Garage Door Opener w/Remote

All above mentioned information is believed to be accurate but is not warranted.