

2901 - 105<sup>TH</sup> STREET

Uplands

\$379,900



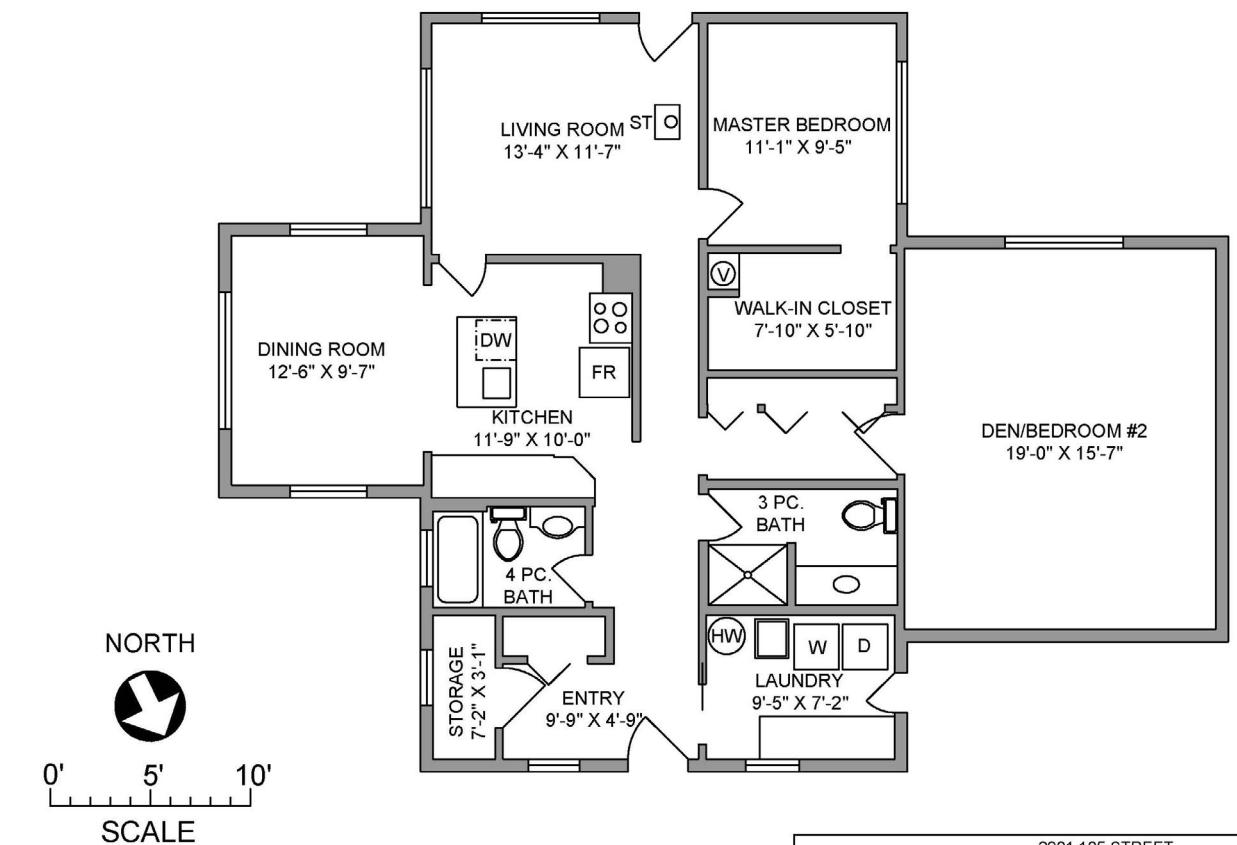
JAHELKA REAL ESTATE GROUP

Real Estate Redefined





**MAIN FLOOR  
1387 SQ. FT.**



2901 105 STREET JANUARY 22, 2018	
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHELKA REAL ESTATE GROUP Plans may not be 100% accurate. Buyer must verify any critical measurement. Private resale or modification of floor plan to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited	
FLOOR	AREA (SQ. FT.)
FINISHED	
TOTAL	1387



## WELCOME HOME...

Charming, updated rancher in a central Uplands neighbourhood, just a short distance from transportation and all amenities at the Country Club Mall, and within walking distance to Loudon Park and Long Lake, the ideal spot for fishing, rowing, and swimming, or for sunbathing and picnicking on the Park's beautiful sandy beach.

Situated on a large, flat 0.17 acre, nicely landscaped corner lot, this home exudes a charm and curb appeal reminiscent of the era in which it was built, accentuated by the recently added wood shingle siding, however, with the benefit of upgrades over recent years to the flooring, bathrooms, and with the addition of a kitchen island. The mature landscaping offers visual interest and privacy and the firepit is the perfect place to gather on a cooler evening.

Offering 1,387 sqft of living space with 2 beds and 2 baths, you will be struck by how bright and airy the home is with a functional layout comprising a spacious entryway and hallway, an open concept kitchen and dining area and a cozy living room with a woodstove and access to the garden. The master includes a spacious walk-in closet while the large second bedroom has a wall bed and access to ample closet space but is currently being used as a den. There are two full bathrooms, with one offering a combined tub/shower and the other a large walk-in shower, and a laundry/utility room located off the main entranceway which also serves as a mud room with its own exterior access; a storage room rounds off this well laid-out home.

If you are looking for an affordably priced rancher in a central location, don't miss this opportunity as it surely won't last long!

Please verify all data & measurements if important.

## FEATURES

Bedrooms:	2
Bathrooms:	2
Living Area:	1,387 Sqft.
Lot Size:	0.17 Acre
Parking:	Street, Open and Additional Parking
Taxes:	\$2,505 (2017)
Features:	Functional Layout Recent Updates Corner Lot Central location



GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to build homes in developing countries as a first step in a movement towards establishing self-sustaining, thriving communities.



**FEATURED LISTING**  
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