



3  
Bedrooms



1  
Bathrooms



1,152  
Square Feet



5,047 Sq. Ft  
Lot Size



MLS # 6612  
Listing ID



## 22 Lamoureux Road

Well-maintained 3-bedroom, 1-bathroom home located in the quiet Frame Lake neighbourhood, close to schools, shopping, the hospital, and restaurants. This inviting home features a bright open-concept living space with updated flooring, a cozy pellet stove, and a functional kitchen with updated stainless steel appliances (excluding microwave) and tile backsplash. There are three bedrooms, including a spacious primary retreat with a luxurious soaker tub.

Outside, the oversized lot offers parking for several vehicles with plenty of room for recreational toys. The beautifully landscaped backyard backs onto a children's playground and is your own private orchard, complete with plum, apple, and cherry trees, wild strawberries, a raspberry patch, and rhubarb.

Enjoy the spacious new deck off the back entrance, garden boxes, a permitted fire pit, and a storage shed. Economical to operate, this home also offers a newer propane furnace, metal roof, and low taxes.

Updates: propane furnace (2022), metal roof (2023), back deck (2023), pellet stove, dry walled interior, updated flooring, PVC windows, backsplash 2024

Price includes: fridge(2022) stove(2022) dishwasher(2022) microwave, washer & dryer, blinds, storage shed, fire pit.

**Year Built:** 1983

**Fuel:** \$

**Property Tax:** \$2,196 (2025)

**Heating:** Forced air

**Construction:** Mobile

**Parking:** Gravel drive

**Foundation:** Block

**Roof:** Metal



**\$439,900**

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