



44 Lynx Cr. - \$129,000.00

3 Bedroom - One level
Deerwood Area - 11/64/754

*Lots of upgrades! Large lot!
Walking distance to schools and shopping!*



Kitchen - Updated kitchen (2013) with plenty of Maple cabinets and laminate counter tops. Built-in dishwasher. Fridge and stove included. Vinyl flooring.

Living Room - Spacious living room with wall to wall Berber carpet. Large PVC picture window.

Bedrooms - 3 bedrooms have wall to wall Berber carpet, ample closets and PVC windows. 2 larger bedrooms have Hunter Douglas Blinds.

Bathrooms - 4 piece main bathroom seamless tub & surround. Newer vinyl flooring.

Yard - Large private lot! Fenced and landscaped. Back entrance opens to a large deck. Under ground lawn sprinkler for front yard.

Garage - Single detached garage on concrete pad.

Extras - Move in ready! Laundry room with washer and dryer included and newer vinyl flooring. Central vac. Electrical upgrades. Various items included ie; rakes, 2 lawn mowers, barbeque, patio furniture etc.



Age: 1963

Heat: EEG (Approx. \$207.00 per month)

Hydro: Approx. \$45.00 per month).

Lot Size: Irregular (9,108.88 sq ft)

House Size: 999 sq.ft

Taxes: \$3,230.38 Gross/2017 (Net \$2,530.38)

Possession: TBA



RE/MAX thompson

Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.

