

Welcome to 1270 Lidgate Court



An ideal family home featuring:

- 5 bedrooms & 3 Bathrooms
- Large 'mortgage-helper' 2 bedroom suite with high ceilings, its own patio, & separate entrance; rents for \$1200/month
- Located on quiet cul-de-sac
- Easy public access to Rosedale Park with ball diamonds, playground, tennis courts, etc.
- Short, safe walk to Strawberry Vale Elementary School through the park
- Custom cedar fence with vehicle-size gate built in 2010 encloses property (including kids and dogs)

Interior features include:

- Bright, tiled entranceway
- Spacious, open living / dining area
- Master bedroom with adjoining ensuite
- Large open kitchen / family room
- High-end laminate floors
- Central Vacuum
- 2 woodstoves
- Crown molding
- Pot lights
- Bathroom skylight
- New blinds
- Side by side laundry includes 1 year old top loading washer with front loader efficiency
- New stainless steel dishwasher
- New stainless steel hood fan
- Updated light fixtures

9,000 square foot lot includes:

- Well landscaped front and back yards
- 3 raised garden beds
- Garden Shed

Other fine features include:

- Double garage with workshop potential
- Spacious cedar deck built in 2012

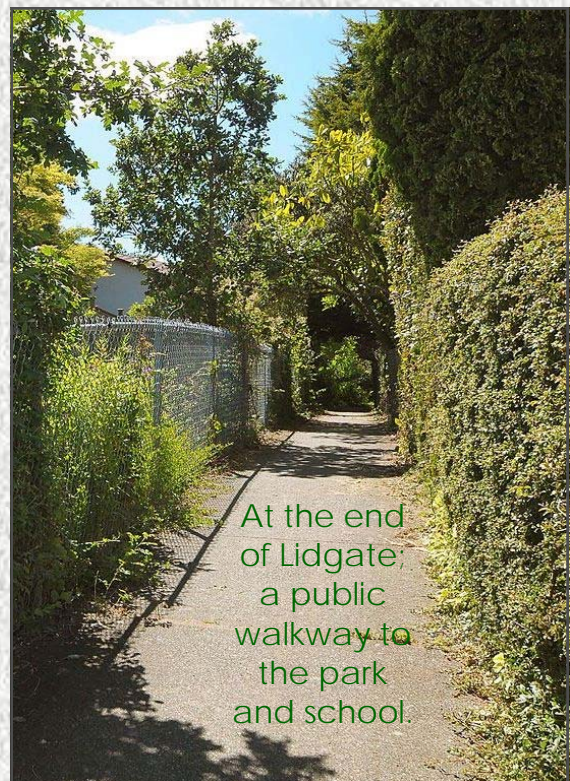
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Large 2 bedroom in-law suite



At the end of Lidgate;
a public
walkway to
the park
and school.