



**\$449,000**

**MLS# 202521680**

**3 Bedrooms | 2.5 Bathrooms | 1,745 Sqft**

S/S Sept 2nd Offers Sept 9th - A REAL SENSE OF STYLE .... Stunning contemporary style in mature character North River Heights. Rare opened layout with lots of light. Super straight and solid. Simplistic effective remodels over the years. Approx. 1745 square feet, 3+ bedrooms, 3 baths, modern 2012 lower level with den, large bath and open recroom area. Hardwood floors, remodeled airy kitchen and breakfast bar overlooking family room with vaulted ceiling and fireplace, living room with floor to ceiling glass, unique windows, main floor bedroom and bath. Updated shingles and electrical. Sunny, west facing, fully fenced yard with large private deck and garage all on a fabulous mature treed location close but not too close to all the action on Academy Road and Corydon. Super Rare !!! Features: Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings



For full listing details,  
please scan:



**Glen J. Sytnyk**

**PHONE**  
**(204) 981-7050**

**OFFICE PHONE**  
**(204) 255-4204**

**RE/MAX®**  
**PERFORMANCE**

Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.

**OUTPERFORM.CA**