

***A & A***

***Altona + Area Real Estate***

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## HIGHLIGHT SHEET



### Specifics

**Location:** 49 -6<sup>th</sup> ave NE  
**Owner:** N Giesbrecht  
**Taxes:** Gr \$ 2802.53  
**Heating:** FAG / CA / CV  
**Garage:** 2 car  
**Driveway:** concrete  
**Siding:** Seamless-Steel  
**Windows:** Dual pane low E main.free (up)  
Dual pane on main level

Large well treed yard with lane entrance to back yard and large garden.  
Siding and shingles new in 2005  
Located approx; 3 blocks from the Hospital / Medical clinic and the Altona Mall

### Dimensions

**Living rm:** 12 x 17.6  
**Dining rm:** 19 x 13 (Garden Doors to the Deck )  
**Kitchen:**13 x 8 with a large foyer  
**Master Bdrm:** 24 x 12  
**2<sup>nd</sup> Bdrm:** 10 x 10  
**3<sup>rd</sup> Bdrm:** 10 x 10  
**Family-rm :** 25 x12 basement  
**Den: /office** 9 x 11  
**Basement:** poured concrete  
**Laundry:** basement  
**Bathrm:** main flr 3-pce neo – angle shower & shelf cabinet  
**2<sup>nd</sup> level** 2 sink vanity ,shower, tub, raised toilet  
**Bonus Rm:** Back of garage 19x13 (Heated)  
**Approx. SqFt.**1800 +bsmnt 936sf  
**Lot Size:** 120 x 160 deep  
**Price: \$ 225000.-**  
**NEW PRICE \$ 184,900**

All info is deemed reliable, but is not guaranteed; All measurements are approximate