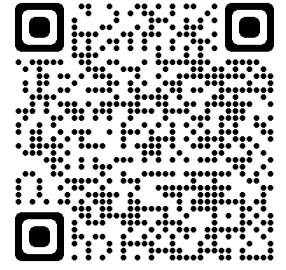


LISTING HIGHLIGHTS



1323 9th Street N

FILE NO. 4556 Residential Listing

Selling Features:

- 50' x 125' lot
- Back split
- A carpenter's special!
- Fronting on the south side

Services: Bus service, cable, garbage pick up, high speed internet, hydro, natural gas, street lights, telephone, municipal water

Taxes: \$2,129.72 in 2022

PIN: 42169-0027



Comments: Estate Sale – Fixer Upper. Located in a desirable residential neighbourhood close to Beaver Brae Secondary School, this backsplit offers a 688 sq ft of above-grade living area with open kitchen and dining area plus 4 pce main floor bathroom, upper level living room and primary bedroom, and a lower level with two additional bedrooms. The lot is 50 x 125 and has a fenced rear yard. Offer presentation and possession can be quick. Offers to be presented May 15th, 2023 at 11:00am.

\$179,000



Improvements:

- Deck
- Fenced yard
- Forced air furnace
- Gravel driveway
- Full basement
- Siding
- 3 beds
- 1.5 bathrooms



Access: Off 9th Street North



Additional Specs:



3 BEDROOMS



1.5 BATHS



688 SQ. FT.



47.5 FT.



