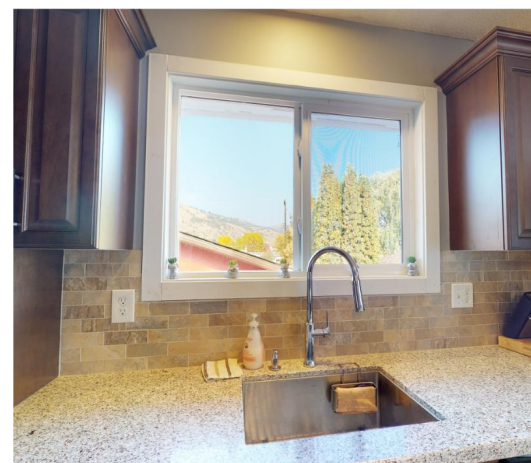




3192 Wawn Cres

550,000



MURRAY BROWN

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3192 Wawn Cres

2 bedroom with suite potential in this Westsyde updated 5 bedroom half duplex. Mainfloor has had recent kitchen with new millwork. Grand island with eating area, stone counters, under mount sink, soft closers on drawers and cupboards. Open kitchen dining and living room. French doors to large deck with aluminum railings. Main bath has recent tub and surround, vanity and fixtures. 3 good sized bedrooms on the main floor. Lower level has former suite with Reno under way (buyer to complete). All partition walls in place, kitchen, bathroom (needs a new tub and shower setup framed in though). Large living room down with recent new entrance door to back yard. Laundry setup is under stairs off foyer. House is out of ground so very bright on both levels. Sideyard has access to upper deck and could be a dog run for fido (fenced). Backyard area is also fully fenced. Garden shed. Gas easement in front yard has resulted in a huge lot of approx 250 x 34 feet with lots of room for an RV. Close to schools, shopping, golf and transportation.



HUGE 250' X 34 LOT'

MEASUREMENTS

Bedroom	9'7" x 8'6"	Entrance	9'7" x 14'1"
Bedroom	13'1" x 12'8"	Kitchen	12'10" x
Bedroom	9'5" x 11'4"		12'10"
Bedroom	10'11" x	Kitchen	10'4" x
	10'7"		12'10"
Bedroom	9'9" x 9'10"	Laundry	4'9" x 3'3"
Dining	10'4" x 6'4"	Living	13'1" x 14'3"
		Living	9'7" x 19'3"



2 BR INLAW SUITE PARTIALLY RENO'D



FEATURES



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This is not intended to solicit properties already listed for sale.

