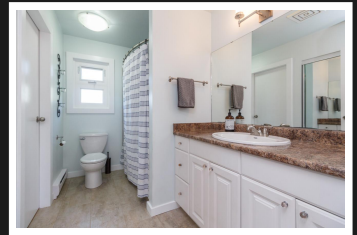
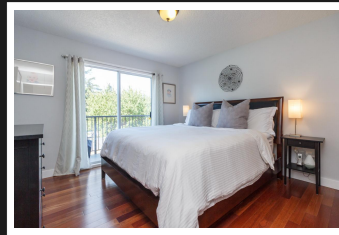
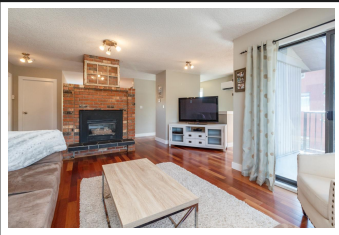


PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

4245 GRANGE RD



Immaculately kept & offering valuable updates, this 3 bed/2 bath home boasts nearly 2,000 sq/ft of comfortable living space including a separate one bedroom suite. Ideally located across from designated parkland, w/ direct access to a bike commuter trail, the amenities of Royal Oak & Broadmead Village are close at hand. Features are a brick f/p, wood floors & direct access to a west facing deck. The generous master suite includes a walk-thru closet w/ adjoining 4-piece bath. The well appointed kitchen w/ dining area opens out to an entertainment-sized deck overlooking the private backyard. Sizable rec room w/ propane f/p, great storage, ductless heat pump, vinyl windows, u/g sprinklers & 10 yr new roof. The bright & inviting suite rents for \$1000/mth & has it's own entrance & patio. Enjoy the sun-drenched yard w/ manicured lawns, landscaped garden beds, separate storage shed w/ plenty of parking, including RV, on the over-sized dble driveway. A must see!

Priced at
\$725,000



STEPHENPOSTINGS

Pemberton Holmes - Sidney

| | | | |
|-------------|------------|----------|------------|
| Area | Northridge | Age | 1983 |
| Bedrooms | 3 | Taxes | 2780 |
| Bathrooms | 2 | Tax Year | 2018 |
| Lot Size | 0.14 | MLS# | 398192 |
| Floor Space | 1940 | Parking | 2 Attached |

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(250) 656-3486
stephenpostings@gmail.com
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107 - 2360 Beacon Ave
Sidney, V8L 1X3