



12-100 1st Ave, Ladysmith



**AG** | andrea  
gueulette

## FEATURES

Area	Z3 Ladysmith
Bedrooms	2
Bathrooms	1
Lot Size	0 Sq Ft.
Floor Space	1,000 Sq Ft.
Age	
Taxes	\$1,856
Tax Year	2018
MLS#	453867
Parking	Visitor Parking

## SPECS

Bedroom	9'10x10'4
Dining Room	8'9x8'6
Entrance	7'7x6'5
Kitchen	12'11x9'3
Laundry/Utli	4'2x8
Living Room	11'5x16'5
Master Bedroom	11'2x11'3



Let the sunshine stream through your patio doors and take in all this spring has to offer. This simply immaculate two bedroom patio home is as sweet as can be. Cement patio entertainment area with new cedar decking bridges a totally level walk into a small private grassy area. No need to take on any yard work, this is strata living at its best. This nearly 1000sf patio home features a lovely bright kitchen space, with new countertops, all white appliances, dining area, and open airy living room. The large master bedroom has a double closet, and a cheater en-suite. The second bedroom will have your guests covered! Large laundry/utility closet has extra storage room and a 2018 hot water tank. Newer flooring throughout, this perfect home is move in ready. Totally level walk to downtown Ladysmith.



**andrea gueulette**

PERSONAL REAL ESTATE CORPORATION

**M** (250) 616-0609

**O** (250) 245-2252

**E** [vanislandrealtor@gmail.com](mailto:vanislandrealtor@gmail.com)

**W** [vanislandrealtor.com](http://vanislandrealtor.com)

Box 1300-410A 1St Avenue  
Ladysmith, BC V9G 1A9

**ROYAL LEPAGE**