



***Welcome***

**112-10th Street**  
**Asking \$109,000.00**  
**MLS # 411693**

- \* **Legal Description:** Lot 23 Blk 57, Plan 99H04824
- \* **Owner:** Murray Fraser and Marguerite Nedelec
  - \* **Style:** Bungalow
  - \* **Size:** 720sqft
  - \* **Lot Size:** 75 X 132
  - \* **Taxes:** \$1268.39/2011
    - \* **Age:** 1964
    - \* **Heat:** \$72.46/month

**Great starter home!!**

**Address: 112-10th Street**

**Price: \$109,000.00**

**MAIN FLOOR**

**Kitchen** 11.6 X 11.7

\* Lino

**Living Room** 11.4 X 16.5

\* Hardwood

**Master Bedroom** 11.3 X 10.5

\* Hardwood

**Bedroom 2** 11.8 X 7.0

\* Hardwood

**Bath**

\* Full Bath

**Basement**

**Bedroom 3** 11 X 9.11

\* Lino

**Bath**

\* 2 pc

**Cold Storage**

\* Cement

**Appliances**

- \* Fridge
- \* Stove
- \* Range
- \* Range hood fan
- \* Washer/Dryer
- \* Microwave
- \* Dishwasher
- \* Freezer
- \* Humidifier
- \* Sump pump

**Garage**

- \* Single attached garage
- \* Double drive
- \* Garage door openers
- \* Insulated

**Yard**

- \* Partially fenced
- \* 2 storage sheds
- \* Garden Area

**FEATURES**

- \* Huge back yard (1 1/2 lots)
- \* New windows in living room, new patio door, new furnace/hyper filter, tankless water heater, shingles, attic insulation, garage insulation, hard wood flooring
- \* Upgraded insulation in attic
- \* Close to elementary school.

