



171 GOODINE STREET



Thanks for viewing this property! Please take a flyer with you.

PROPERTY OVERVIEW

As you approach this home, you are greeted by a meticulously landscaped front yard adorned with vibrant flowers, lush greenery, a paved driveway, and an interlocking brick walkway leading to the front door.

Upon entering, you'll be captivated by the bright, airy ambiance filling the home. The cozy living room features a ductless split heat pump and original hardwood flooring, adding a touch of character and elegance. Large windows fill this room with natural light, further accentuating the charm of the space. The adjacent dining area is perfect for hosting dinner parties, family celebrations, or simply enjoying daily meals with loved ones. The u-shaped kitchen caters to the needs of both seasoned chefs and casual cooks and is highlighted with fresh white cabinetry, subway-tiled backsplash, and lots of counter space. A convenient mudroom off this space houses the stackable laundry, access to the attached garage, and access to the private back deck. Hardwood flooring flows down the hallway where you will find the main bathroom and three nice-sized bedrooms with the master featuring a private ensuite bath.

The basement is finished with even more living space showcasing a large family room, 4th bedroom with a huge walk-in closet leading to the 3rd bathroom, a workshop, and lots of extra storage space. This home has seen many updates over the past few years keeping it up to date that will make it a pleasure to show.



UPDATES & FEATURES

- ✓ Kitchen updated in 2015
- ✓ Basement flooring replaced and all new paint
- ✓ All new light fixtures on main level
- ✓ New Shed
- ✓ Installation of ductless heat pump
- ✓ Laundry room updated in 2019
- ✓ Main bath updated in 2018
- ✓ Added stairs and door on deck in 2021
- ✓ Front door painted in 2020
- ✓ Shutters painted in 2022
- ✓ Added extra garage shelving in 2022
- ✓ Replaced door hardware on main floor
- ✓ New thermostats & added outlets with USB ports
- ✓ Lawncare serviced by Nutrilawn every year



NOTE FROM THE HOMEOWNERS

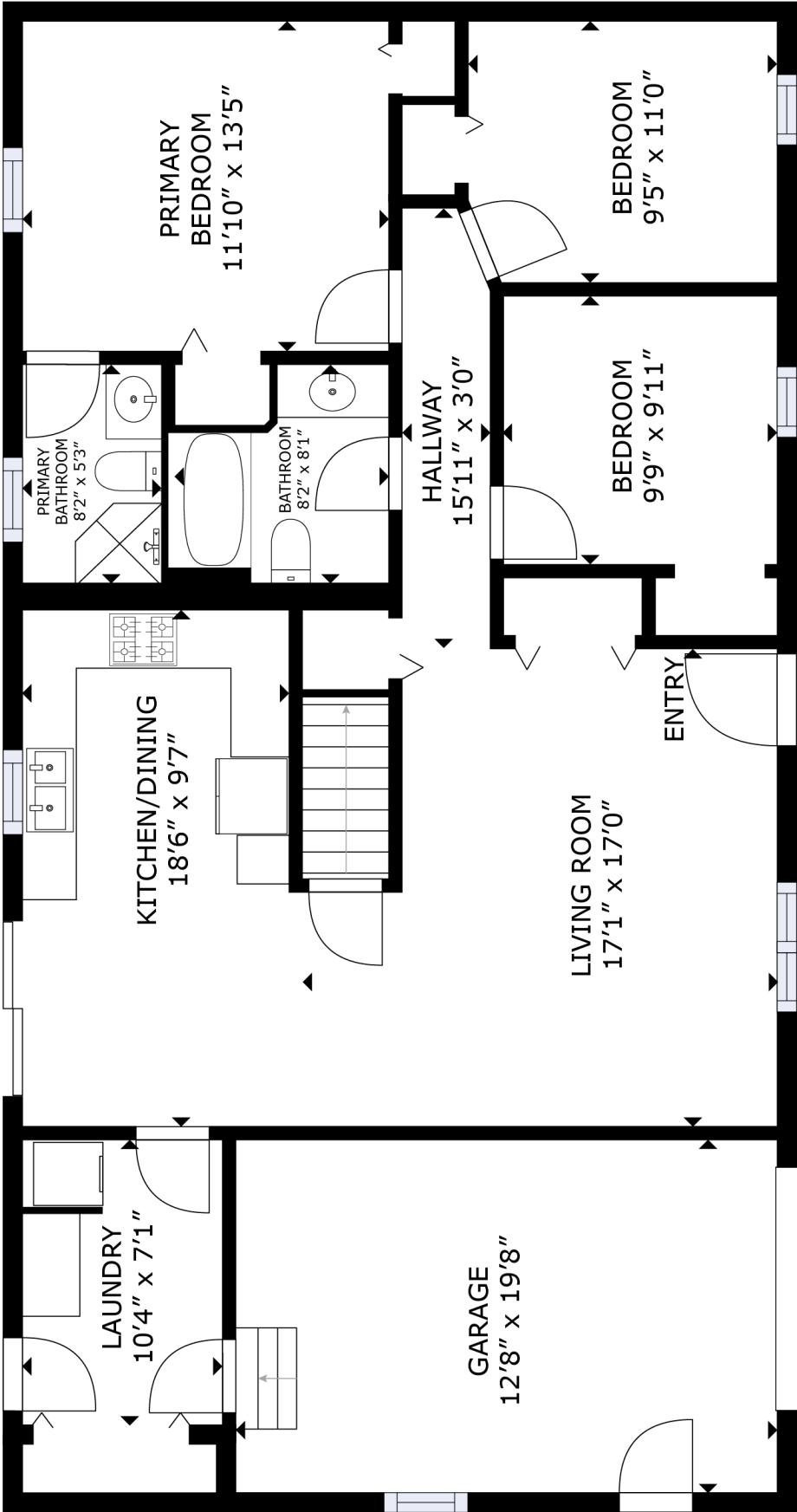
WHAT MAKES THIS HOME SPECIAL TO YOU?

"What we loved about the home when we bought it was the potential we saw to make it our own, with an extremely functional layout, and lots of natural light. We have spent a lot of time on the large, private deck, which gets amazing afternoon and evening sun, and the side yard as well. It is a special place to us as it is where we have began to raise our kids, and has served as the perfect spot for that. It will be bittersweet to move on to our next home!

The community of this family-friendly neighbourhood is fantastic, and we are surrounded by wonderful neighbours on all sides. Kids can go to Montgomery Elementary, which is a very tight-knit community. We are also just a couple minute walk to one of the park entrances for the neighbourhood courtyard. Here, you will find a playground, wading pool (summer), skating rink (winter), basketball court, and wonderful open field."

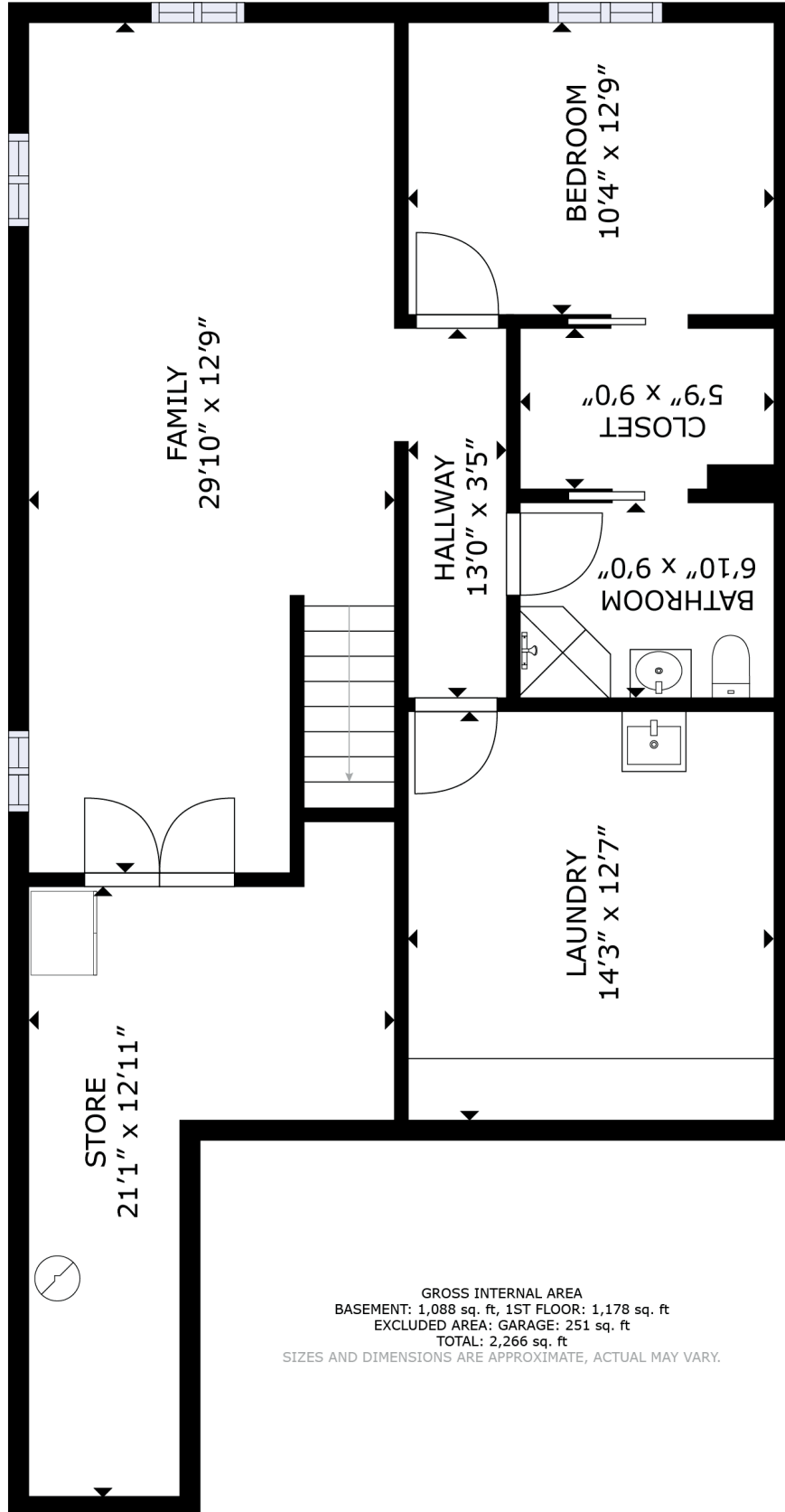


Main Level






Lower Level



NB Power Average Bill: \$250/month
Water Bill: \$200/quarter



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REALTY

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Listed with Dave Watt of The Right Choice Realty
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