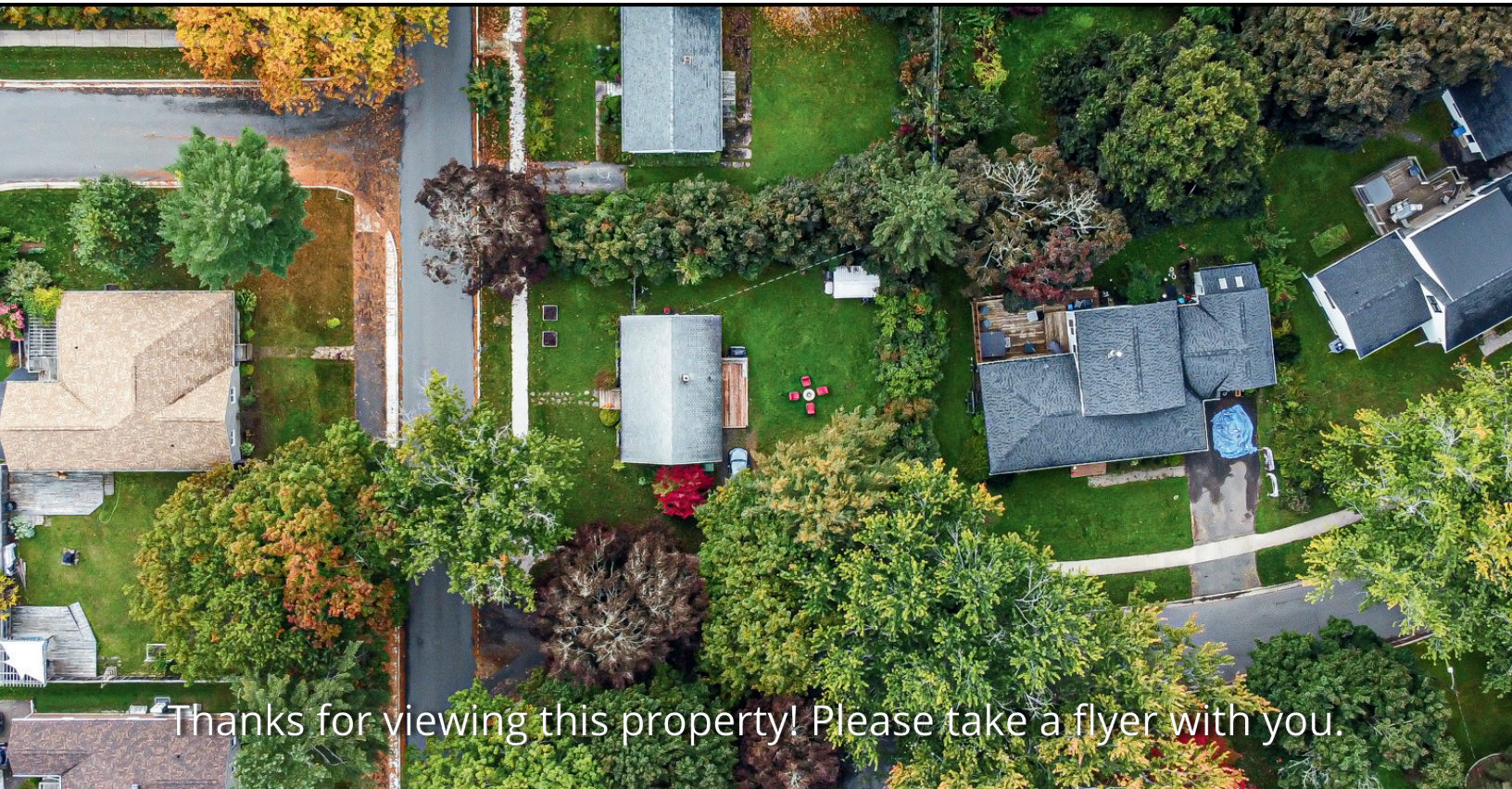




175 ROOKWOOD AVENUE



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

PROPERTY OVERVIEW

Welcome to this charming bungalow nestled in the highly sought-after location of Sunshine Gardens, just a leisurely stroll away from the vibrant heart of downtown. This residence seamlessly combines classic appeal with modern convenience.

Inside the home you are welcomed by a functional floor plan that effortlessly connects the living room, dining area, and kitchen, providing an ideal layout for both entertaining and everyday living. Natural light floods this living space and is highlighted by a ductless split heat pump and hardwood flooring that flows down the hallway and into the three bedrooms. The updated bathroom completes this floor with stylish finishes and rustic charm with the exposed brick.

The basement is finished with even more living space with a large rec room, den/office that could be converted into a 4th bedroom with an egress window and a spacious laundry/storage room. In addition to its prime location and charming features, this bungalow offers the perfect blend of comfort and style. Don't miss the opportunity to make this desirable residence your new home, where you can experience the best of both tranquility and urban living. Welcome to a lifestyle of convenience and elegance!



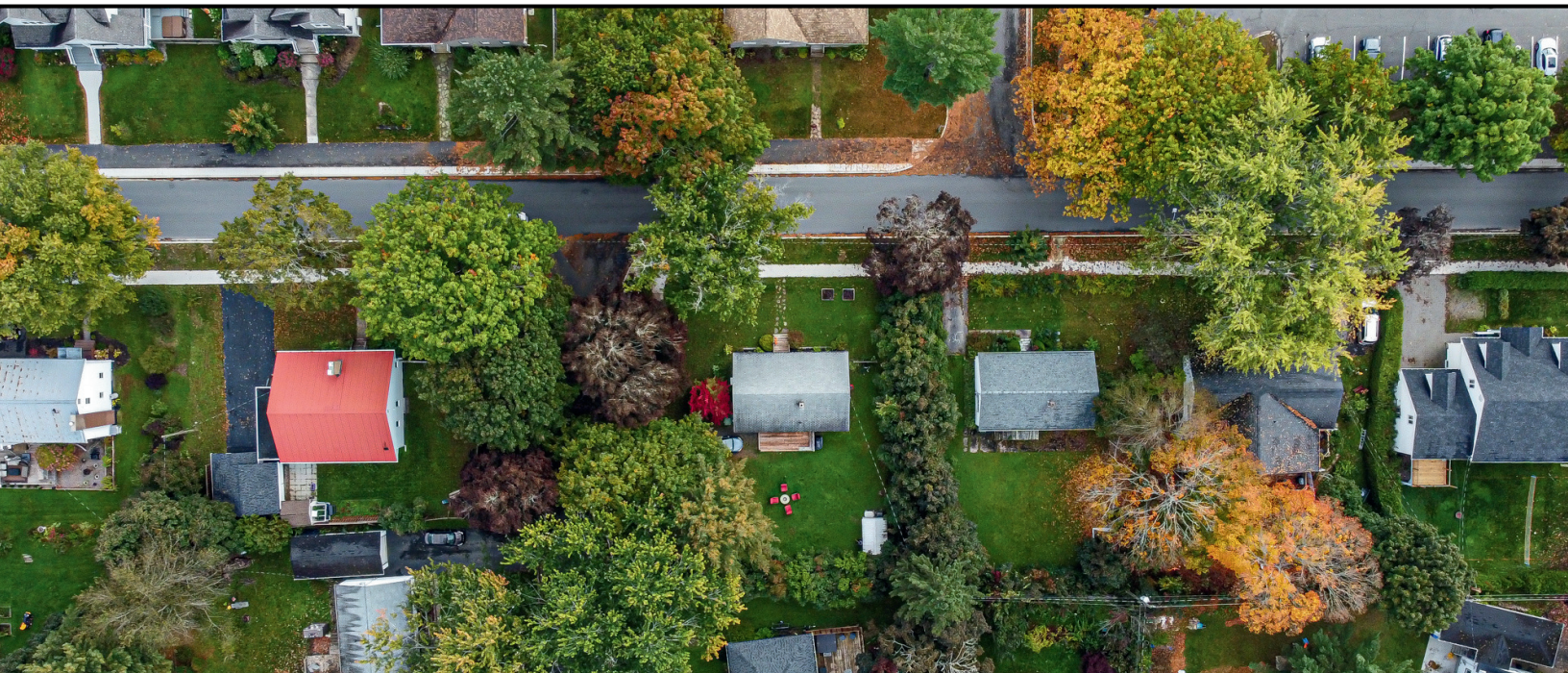
UPDATES & FEATURES

- ✓ Original hardwood flooring
- ✓ Private backyard space
- ✓ Removed walls, added engineered beam (2018)
- ✓ Renovated bathroom in 2020
- ✓ Near Wilmot and O'Dell Parks, stores.
- ✓ Open concept main living area
- ✓ Finished basement with lots of potential
- ✓ Ductless heat pump installed in 2019
- ✓ Front porch/back deck replaced in 2022
- ✓ Easy access to trails and great elementary school

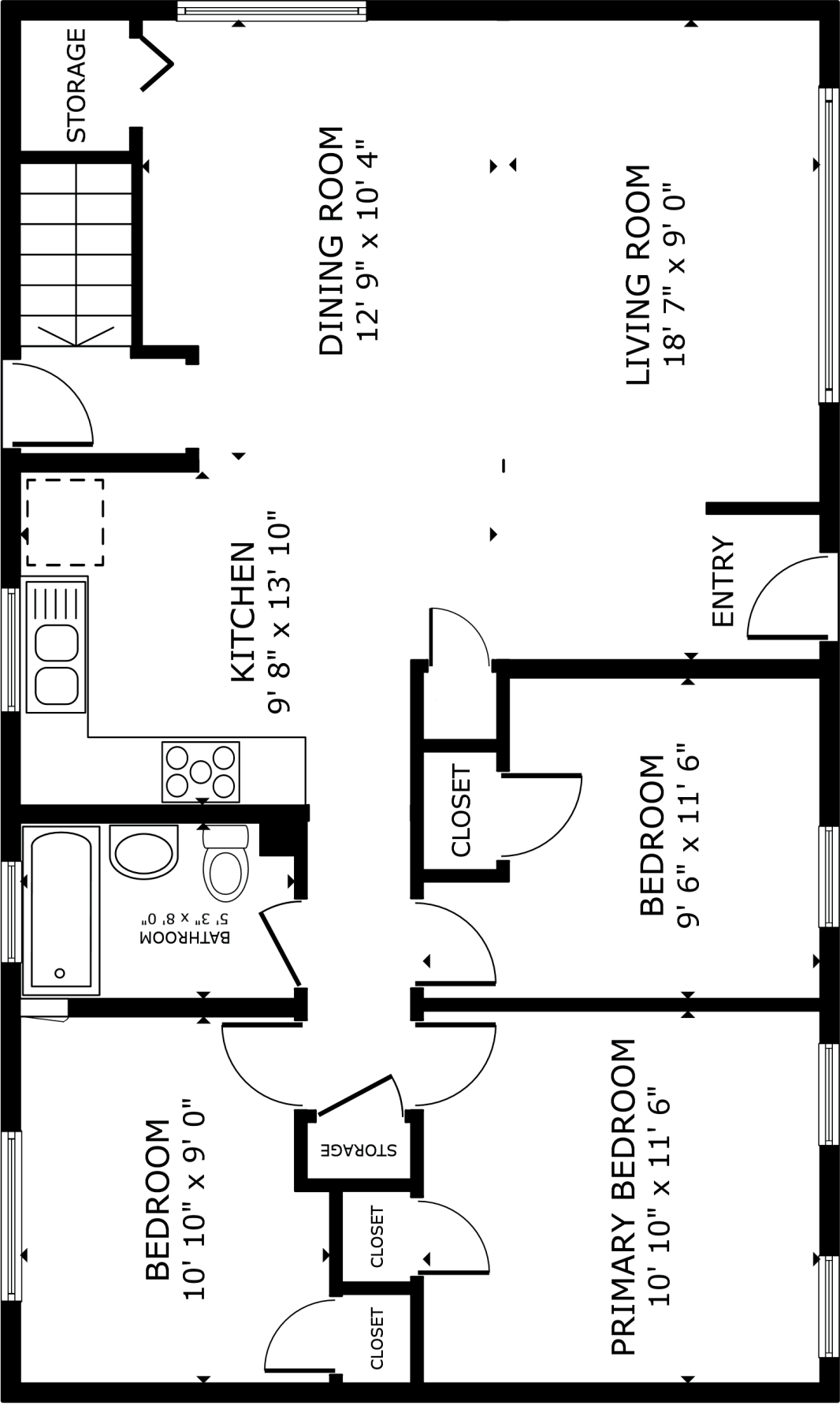


A NOTE FROM THE HOMEOWNERS

“Walking distance to Wilnot and O'dell Park, grocery stores, the Curling Club (Home of Namaste and a drinks patio in the summer), trails and a great elementary school. The neighbours of Woodfield Court and Rookwood Ave are amazing, as well as the great community of sunshine gardens!”

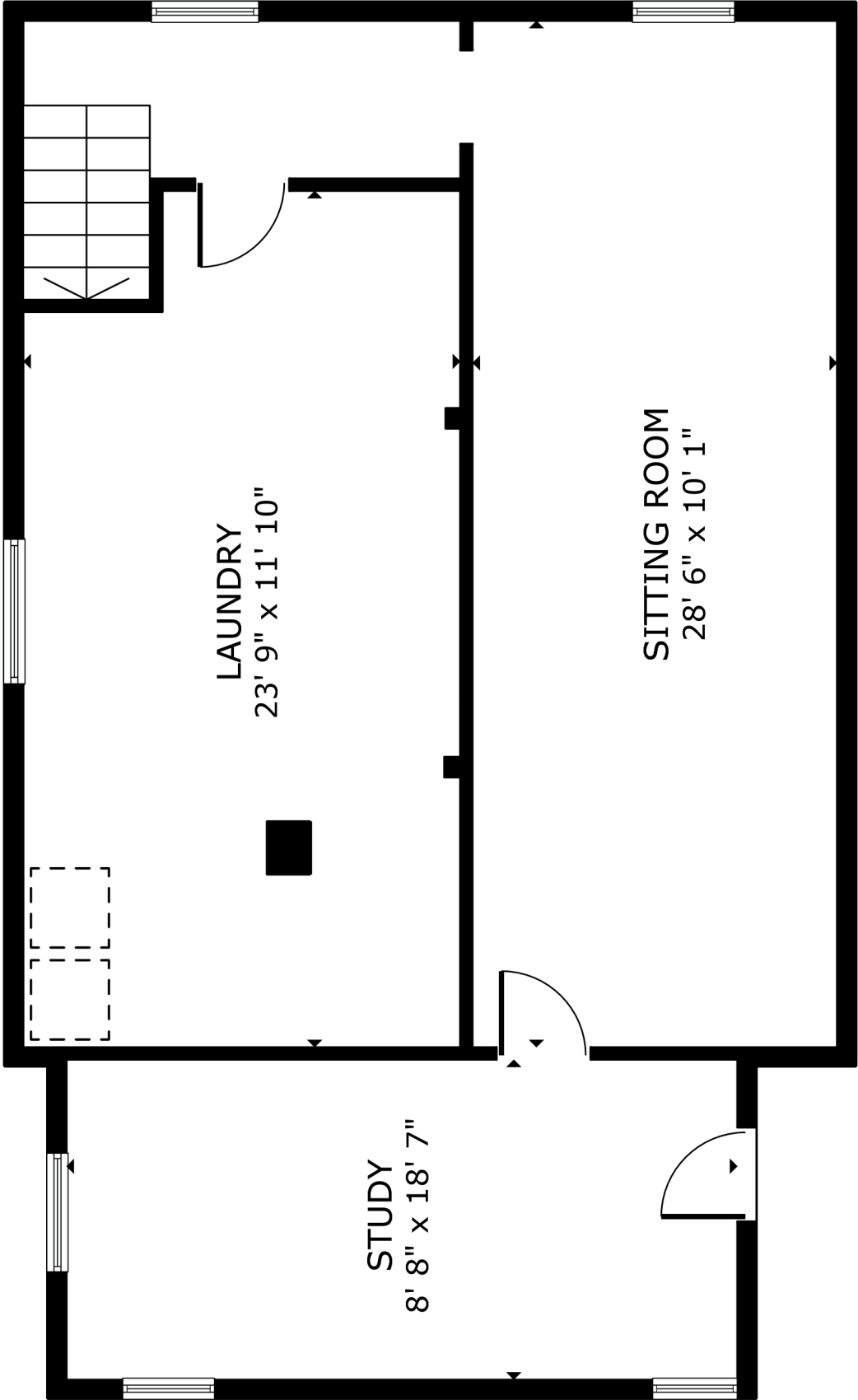


Main Level





Lower Level



Approximate Monthly NB Power Cost: \$229
Property Taxes for 2023: \$3,229.32



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This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents

Listed with Trevor Thurrott of The Right Choice Realty