



25 ELGIN STREET

MLS® #: NB101130

WELCOME

T O Y O U R N E W H O M E

Expansive bungalow centrally located on the hill. This well-cared-for property boasts spacious living areas with over 4000 SQ Feet of living space and is surrounded by a mature treed neighbourhood. A double-wide paved driveway and well-landscaped yard welcome you to the home.

The well-appointed kitchen is a chef's dream, equipped with top-of-the-line appliances featuring a Sub-Zero® Fridge and Thermador® cooktop, ample counter space, and solid surface countertops. Adjacent to the kitchen is a bright and airy eat-in dining area with a bay window. Off the kitchen area is the formal dining room when you are looking to have extra guests or more elaborate dinners. Two separate living rooms offer ample room for relaxation and entertainment, with one having a wood fire insert and access to the private back deck.

The primary bedroom is a true retreat, with a spacious walk-through closet to the ensuite bathroom that features a walk-in shower, Bluetooth mirror, and heated towel rack. The main bathroom, convenient half bath/laundry area, and two extra bedrooms complete this floor. The basement features two extra bedrooms and lots of additional living space and storage rooms.

Centrally located, this bungalow offers easy access to schools, shopping centers, fine dining, parks, and entertainment options. Enjoy the convenience of urban living while residing in a peaceful, residential neighbourhood.





NOTE FROM THE OWNERS

"What we love most about our home is the backyard and deck, where we spend countless hours enjoying the birds and relaxing in our gazebo. It's a peaceful retreat that feels like a private park. The family room with the fire insert is our favorite spot on winter days and nights, providing warmth and comfort.

Our spacious primary bedroom offers a beautiful view of the backyard through its large window, creating a serene atmosphere to wake up to every day. The ensuite bathroom is a luxurious haven with a large walk-in shower, a Bluetooth mirror, and a heated towel rack.

The kitchen is a chef's dream with ample cupboards, an efficient pantry, a Subzero refrigerator, and a 36" gas Thermador cooktop. It's a joy to cook and entertain here. The home is filled with lots of closets and storage space, making it perfect for a growing family with multiple needs.

The unique floor plan with numerous windows brings in plenty of natural light, and the substantial landscaping adds to the charm of the property. The basement is expansive, featuring additional bedrooms, multipurpose rooms, and ample storage, making this home both beautiful and functional.

Located in a central, treed neighbourhood on the hill, our home is very close to O'Dell Park, downtown, and uptown, offering easy access to everything in the city."

UPGRADED KITCHEN

The perfectly designed kitchen features comfortable cork flooring, a custom Subzero fridge, and a Thermador gas cooktop. An array of cabinetry lines the kitchen and a solid surface countertop extends over the large peninsula.



UNIQUE LAYOUT

This is not your typical bungalow. The layout is truly one-of-a-kind with a sprawling layout that is practical and flexible. New windows in most of the home and new shingles in 2015 are welcome updates.



ROOM FOR ALL

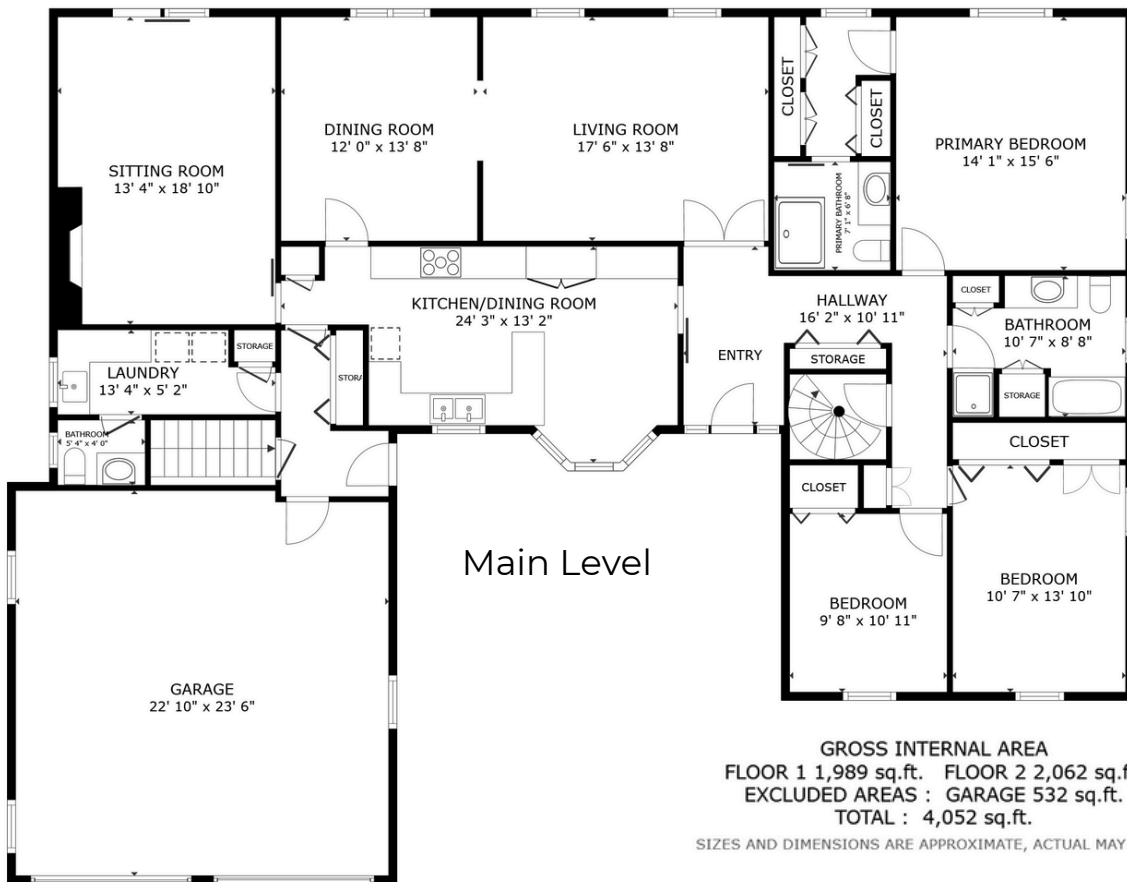
Additional living space on the lower level is perfect for a large family; a selection of finished rooms for your specific needs. Three bedrooms on the main level include a primary suite with an ensuite bath redone in 2020.

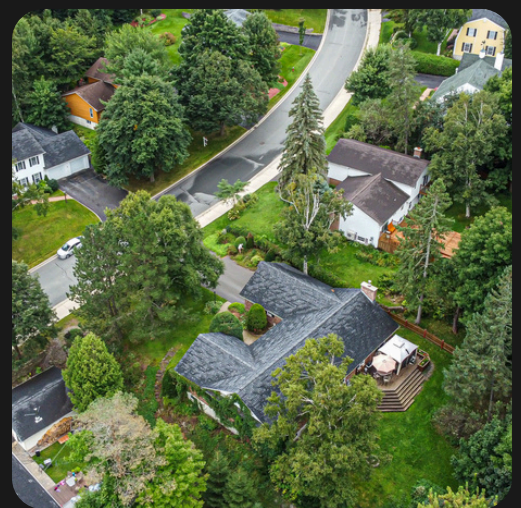
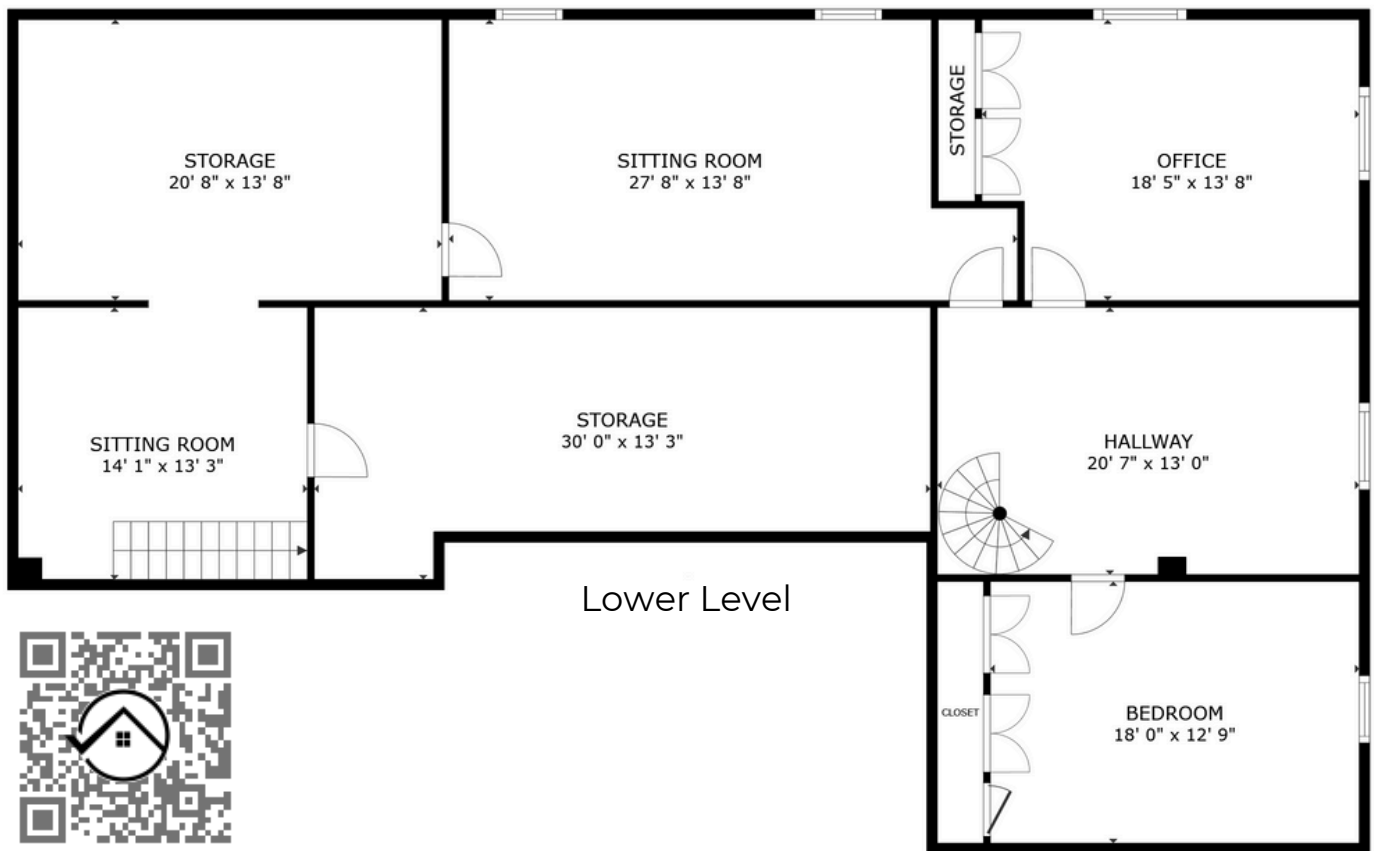


PERFECT LOCATION

Centrally located in a treed neighbourhood on the hill, this home is peaceful while maintaining a direct connection to downtown, uptown, O'Dell Park, and many other amenities.









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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