



# 192 GLENMAR DRIVE

MLS® #: NB1



# WELCOME

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## TO YOUR NEW HOME

This mini home offers the perfect blend of comfort, convenience, and affordability. Whether you're looking to downsize or start your journey as a homeowner, this property is a must-see.

Over the past four years, this 3-bedroom/2-bathroom home has seen various improvements, including a ductless split heat pump, heat tape, fridge, washer, dryer, painting, interior doors, drywall, trim, and more.

The open-concept kitchen and dining room offer lots of space to prepare meals with family or entertain guests.

The living room is bathed in natural light, creating a warm and inviting atmosphere. The open concept seamlessly connects to the kitchen and dining area.

At one end of the home are two bedrooms and the main bathroom while the primary bedroom offers extra privacy at the other end of the home. This room is highlighted by a walk-in closet and ensuite with a stand-up shower.

Located in Heron Springs, a quiet, friendly community, you're just minutes away from local amenities, parks, and public transportation. The monthly lot rent is \$322.





## FUNCTIONAL KITCHEN

The perfect kitchen and dining area to gather with friends and family. A new fridge (2024) and a large island are nice touches with a wide pass through to the living room.



## PRIMARY SUITE

The sizeable primary suite has space for a reading nook, large windows, and a walk-in closet. The ensuite bathroom includes a corner glass shower.

## UPDATED HOME

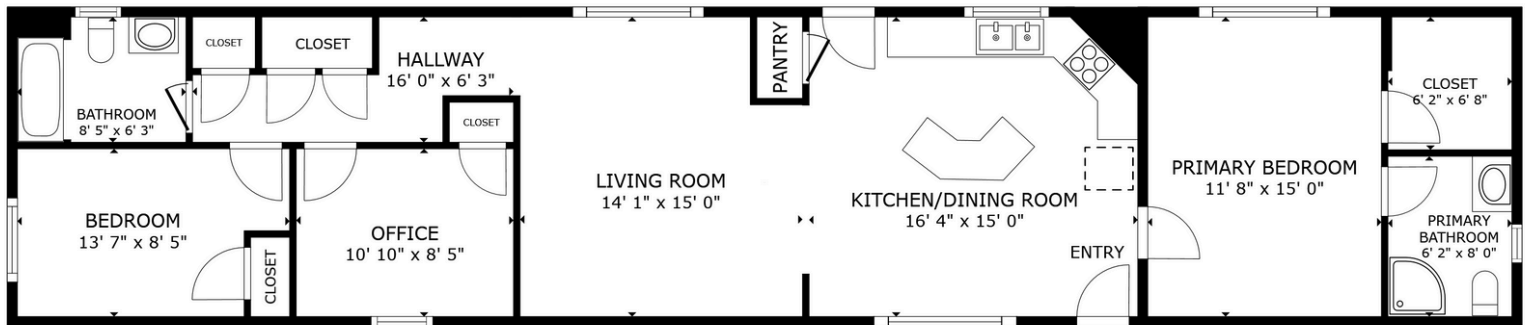
Many updates have been completed recently including fresh paint (2021), new interior doors, new drywall and trim (2020), and a ductless heat pump (2022).



## GREAT LOCATION

Located in the desirable Heron Springs park, you'll be close to all major amenities in a well-cared-for, community-minded neighbourhood.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,103 sq.ft.  
TOTAL : 1,103 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

