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| LOWER FLOOR: | 326 SQ.FT. | | |
| MAIN FLOOR: | 546 SQ.FT. | CRAWL SPACE: | 217 SQ.FT. |
| UPPER FLOOR: | 547 SQ.FT. | OUTDOOR LIVING: | 100 SQ.FT. |
| **TOTAL:** | **1,419 SQ.FT.** | GARAGE: | 195 SQ.FT. |

THIS FLOORPLAN IS FOR ILLUSTRATION PURPOSES ONLY AND ALL DIMENSIONS SHOULD BE CONSIDERED APPROXIMATE




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RE/MAX CREST REALTY

1428 West 7th Ave.
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*each office independently owned and operated*




# 1377 E 26th Avenue

*3 Bed, 3 Bath, 1,419 square feet | Offered at $1,198,000*




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Gorgeous, heritage style half duplex perfectly situated within the family orientated Kensington-Cedar Cottage neighborhood. It's back half placement provides additional privacy along with it's own fully fenced yard. The main floor presents customizable open concept living, while the top floor provides three good sized bedrooms. On the lower floor is a separate lock off suite presently tenanted to help offset mortgage payments, which could also be taken back in order to provide additional space for your family. Features include a cozy gas fireplace, S/S appliances, granite counters, crown mouldings, rich dark cabinets, a skylight, and your own detached garage. Fantastic location close to parks, schools, transit, and shopping.

**Living Area:** 1,419 square feet
**Bedrooms:** 3
**Bathrooms:** 3
**Parking & Storage:** Private, Single Car Garage
**Taxes**: $4,012.03 (2017)
**Built:** 2007
**Amenities:** In Suite Laundry
**School Catchments:**
Elementary: Sir Richard McBride Elementary - 1300 E. 29th Ave.
Secondary: Sir Charles Tupper Secondary - 419 E. 24th Ave.



**This correspondence is not meant to cause or induce a breach of any existing agency agreement.*

**While efforts have been made to ensure the accuracy of the information contained herein, it is not guaranteed, and should be verified by the buyer(s) if deemed important.*