

Spryfield

44 Clearview Street

\$499,900



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Description

Welcome to your beautifully maintained, 3-bedroom bungalow, perfectly situated with a well-kept park as your extended backyard. This exceptional property offers a rare combination of comfortable family living and smart income potential. The main level boasts a bright, airy layout featuring three generously sized bedrooms and has been meticulously cared for. The lower level is a true asset, offering a completely self-contained, one-bedroom suite with a private side entrance, a full kitchen, and a full bathroom. This separate unit provides an excellent opportunity for rental income, a private in-law suite, or a dedicated home office space. Adding

to the convenience, the property features two separate driveways, ensuring ample parking for both the main residence and the lower-level suite. Imagine stepping out your back gate directly into a peaceful park—perfect for leisurely strolls, family activities, or simply enjoying nature.

Specifications

MLS [®] Number	202605645
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	2/0
Main Living Area	1,104 sq. ft.
Total Living Area	1,104 sq. ft.
Age	58 years old
Parking	2 Driveways
Garage	None
Flooring	Carpet,Linoleum,Tile
Heating	Forced Air
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Kitchen	10'8x11'8
Dining Nook	8'3x8

Living Room	13'2x16'1
Primary Bedroom	10'9x13'2
Bedroom	10'2x8'10+5'7x2'8
Bedroom	9'3x13'7
Bath 1	8'2x4'11
Foyer	4'5x16'1

Lower Level

Rec Room	15'8x10'11+9'4+4
Utility	14'2x13
Bedroom	12'6x8'7+4'10x3'7
Eat In Kitchen	13'1x13'3
Living Room	12'7'x11'7
Bath 1	7'7x4'11

Location



Photos





