



## 96 RANGE RD

### SANDY HILL

Welcome to this solid two-storey family home. Located on a corner lot that provides incredible light from the southern exposure, while the mature tree in the backyard provides a cooling canopy in the summer months! Inside you will find a renovated kitchen, large living, and dining rooms, and a bonus main floor den with oversized window views of the backyard. The renovated second floor features a large custom bathroom with a separate shower and bath. The original three-bedroom format has been modified to a large two-bedroom layout. In the basement, there is a fun family space with an extra bathroom, laundry area, and storage. Large deck off of the Kitchen and 11' x 19' detached garage round out the exterior. Come check out the Range of possibilities!



**MLS: 1269334**

**Property Type:**  
Detached, 2 Storey  
**Bedrooms:** 2  
**Bathrooms:** 2

**MARLAND TEAM**  
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*The information in this document is believed to be accurate but is not warranted*





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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	3'5" x 6'9"
Living Room	Main	11'7" x 16'10"
Dining Room	Main	9'3" x 13'9"
Kitchen	Main	14'7" x 10'7"
Den	Main	12'1" x 6'4"
Back Bedroom	Second	11'7" x 13'11"
Full Bathroom	Second	12' x 6'9"
Front Bedroom	Second	12'2" x 13'3"
Rec Room	Basement	11'9" x 18'2"
Bathroom 2 (Piece)	Basement	
Laundry Room	Basement	

INFORMATION:

- 2021 Property Tax Amount: \$6,906.06
- Closing Date: TBD
- Lot Size: 37.34 ft x 93 ft

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- 2 X Refrigerator
- Stove
- Hot Water Tank

HIGHLIGHTS:

- Close to Strathcona Park and River
- Corner Lot
- Family Friendly Neighbourhood







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TOP 1% FOR ROYAL  
LEPAGE IN CANADA\*

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