



Price: <b>\$89,900</b> Status: <b>Active</b>	MLS. #: <b>SM114081</b> Tenure: <b>Freehold</b> Type: <b>Res Urban</b>
Address: <b>111 DIEPPE AVE</b> City: <b>ELLIOT LAKE, GUNTERMAN, P5A 1H4</b>	
District: <b>EAST</b> Sub-District: <b>ELAKE</b> Assessment: <b>78,000</b> Roll #: <b>5741000010047000000</b> Taxes: <b>1657 / 2016</b>	Zoning: <b>RES</b> Lot Size: <b>73X115</b> Acreage: Property Front:
Possession: <b>TBA</b>	

**Overview** Well priced! Detached 3 bedroom bungalow situated on a larger flat lot. Located on a desirable street, centrally located and within walking distance to high school, swimming pool, and downtown. This home is very clean, well kept and move-in ready. Gleaming hardwood floors throughout much of the main floor. Generous sized living room with walkout to deck/backyard. 14x20 shed is perfect for extra storage space. Basement level is unspoiled and ready for you to personalize. Call to view, then make your offer!

**Directions**



Waterfront: <b>No</b>	Water Name:	Water Type:
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Sign: <b>Yes</b> Lockbox: Vendor Disc: <b>No</b> Survey: <b>No ()</b> UFFI: <b>No</b> Sq. Ft.: <b>1050</b> Bedrooms: <b>3/0</b> Bathrooms: <b>1 \ 0</b> Age: Heat Cost/Yr: Equal Billing: Hydro Cost/Yr: Equal Billing: Condo Fee:	Style: <b>Bungalow, Detached</b> Services: <b>Electricity</b> Water: <b>Municipal</b> Sewer: <b>Sewer Connected</b> Rentals: <b>Hot Water Heater</b> Site Influences: Restrictions: Basement/Foundation: <b>Full</b> Exterior: <b>Vinyl</b> Construction: <b>Wood Frame</b>	Features: <b>Basement Unfinished</b> Features Outdoor: <b>Storage Shed</b> Heat Type: <b>Forced Air</b> Fuel: <b>Oil</b> Garage: Driveway Size/Surfac: <b>Single, Asphalt</b> Documents:
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**Inclusions**  
**Exclusions** ALL RENTALS (HWT)

Floor	Room	Size	Flooring	Floor	Room	Size	Flooring
MLEVL	LIVIN	17.0x13.0		MLEVL	BEDRM	10.0x9.0	
MLEVL	GREAT	13.0x11.0		MLEVL	BEDRM	11.0x9.0	
MLEVL	MBED	12.5x11.0		MLEVL	BATH4		

Listing Office: **Sutton Group Sault Ste.Marie Realty Inc,**

	Compliments of: <b>PETER LENDAK, Sales Person: 705-827-0078</b>	
	E-mail: <a href="mailto:peterlendak@outlook.com">peterlendak@outlook.com</a>	
	Company Name: <b>SUTTON GROUP SAULT STE.MARIE REALTY INC., BROKERAGE: 705-253-7100</b>	

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. (29-FEB-2016 12:51 EST)