



# 13 Pearson Parkway Selkirk

\$499,900

Custom built 1303sqft 3bdrm 3bthrm bng w/ plenty high quality builder upgrades&24x26 heated/insulated att garage w/ 12' ceilings.Step inside to luxury laminate thru-out the main living, 9' ceilings, pot lighting&pic wndw overlooking the covered front porch letting in an abundance of natural light.Eat in kitchen offers plenty of counter&cabinet space,tile b/s, pantry&island w/ seating for 4.Dining is open to the kitchen w/ garden dr leading to your 20x12 covered deck,12x4 patio&private treed backyard.Primary offers WIC, 3pc ensuite w/ large vanity& 1pc acrylic walk in shower. Spacious 2nd bdrm&4pc main bath w/deep soaker tub&acrylic tub surround.Bsmt offers large rec rm w/lvp flring thru-out,drop ceilings&2nd kitchen perfect for inlaw suite/subsidized income/adult children. 3pc bath,3rd bdrm,office space/den&plenty of storage.Addtl features & upgrades:200 amp panel,HE furnace,central ac,steel beam construction,silent floor joists,spray foamed joist cavities,60gal hwt,sump pump,hrv,BWV & so much more.

Living Room 15'70 x 14'80  
Eat-In Kitchen 11'50 x 14'70  
Dining Room 10'80 x 9'10  
Primary Bedroom 16'50 x 14'40  
Three Piece Ensuite Bath 8'60 x 4'70  
Bedroom 10 x 11'90

Four Piece Bath 13'30 x 4'90  
Recreation Room 26'30 x 19  
Kitchen 10'90 x 15'10  
Three Piece Bath 9'70 x 6'10  
Bedroom 9'50 x 10  
Office 8'70 x 8'50

Listing Presented By:



Originally Listed by:  
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