



34 Warren Road St Clements

\$239,900

Offers Presented the evening they are received. Ideally situated in the welcoming community of West Pine Ridge Trailer Park, this well-maintained 3-bedroom 2-bathroom home offers the perfect blend of comfort, space, & convenience. With 1260 sqft of bright & functional living space, the home features a thoughtfully designed layout ideal for families, downsizers or anyone seeking affordable living without compromising on comfort. The spacious primary bedroom includes a private full ensuite, while recent upgrades such as newer countertops, luxury vinyl flooring & upgraded electrical panel add modern appeal. All appliances are included for added convenience. Outside, enjoy an impressive 12' x 52' two-tiered deck, hot tub, fully fenced yard, gazebo, sunroom & 3 storage sheds, creating a private outdoor retreat perfect for relaxing/entertaining. Located 10 min from the city & close to Birds Hill Provincial Park, this property offers peaceful surroundings with easy access to amenities & outdoor recreation. Monthly lot fees of \$367 include water, sewer, taxes, garbage pickup. Move-in ready & beautifully maintained, this is a fantastic opportunity to enjoy affordable homeownership.

Living Room 15'10 x 14'80
Eat-In Kitchen 14'80 x 14
Laundry Room 8'60 x 8'10
Primary Bedroom 13 x 11'10

Four Piece Ensuite Bath
Bedroom 10'80 x 8'80
Bedroom 10'11 x 9'60
Four Piece Bath

Listing Presented By:



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