



## 6895 Roblin Boulevard Headingley

\$894,900

RIVERFRONT DEVELOPMENT OPPORTUNITY! Situated in a prime location just seconds from the Perimeter Highway is this private treed 4.48 acre lot featuring a 2,129 SF, 4 bedroom, 3.5 bathroom home with a 25x25 double attached garage and incredible river views. The spacious two storey home features a large oak kitchen, a stunning sunroom, a cozy wood burning fireplace, a fully finished lower level, and plenty of space to entertain your guests! This lot has the potential to be split into 4 lots. Flooring (2020), new front and back door, (2022) and some newer windows. Close to schools, golf courses, shopping, and all other amenities!

Living Room 23'25 x 11'83  
Dining Room 14'33 x 12'25  
Kitchen 12'17 x 9'67  
Family Room 22'92 x 11'42  
Sunroom 16 x 12  
Two Piece Bath  
Primary Bedroom 19'33 x 12'25  
Four Piece Ensuite Bath  
Bedroom 11'08 x 9'42

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Recreation Room 22 x 17'17  
Hobby Room 11'25 x 10'58  
Hobby Room 9'92 x 9'67  
Cold Room 10 x 12  
Three Piece Bath  
Bedroom 11'50 x 7'75

Listing Presented By:



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