

WELCOME TO
1052 Joan Drive



WOOLCOTT
REAL ESTATE



Opportunity awaits. Tucked on a quiet street in the heart of Aldershot, this well-built bungalow sits on a mature lot with no rear neighbours - just peaceful views of the passive park behind. This is a rare setting in a highly desirable neighbourhood

The layout offers great potential, whether you're looking to renovate or simply refresh with some cosmetic updates. The home has solid bones and a functional floor plan that is ideal for empty nesters, young families or anyone looking to downsize without losing outdoor space.

The separate side entrance offers in-law possibilities or income potential in the lower level. A recently paved driveway allows for plenty of parking and the attached single garage adds convenience.

Enjoy an amazing location, as this home is close to major highways, shopping, schools, and all amenities and in a quiet, established area with easy access to everything you need. A property with possibilities - move in, update or reimagine entirely.





1,058 Sq. Ft.



\$4,462 / 2024



2



1



Room Measurements

MAIN LEVEL

Living Room	18'4" X 12'
Dining Room	10'7" X 9'2"
Kitchen	11' X 9'
Primary Bed	11' X 10'
Bedroom	11' X 10'6"
Sunroom	14'3" X 9'3"
Bathroom	4 Piece

LOWER LEVEL

Recreation Room	17' X 11'
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