

WELCOME TO  
**19 East 44th Street**



**WOOLCOTT**  
REAL ESTATE





Introducing a great opportunity for multi-generational living or, extra income. This fully renovated home is tucked away on a highly desirable quiet street, close to parks and mountain accesses.

The home has been well cared for and is spotless from top to bottom! Enjoy the open concept living area that flows seamlessly into the sharp kitchen. Featuring stainless steel appliances, quartz countertops and a stunning backsplash, making meal preparation a delightful experience in a chic environment. On the main floor you'll find three bedrooms and a full bathroom, perfect for the growing family. Extra bonus: the lower level boasts a full in-law suite with its own bedroom, bathroom and kitchen! The fully fenced backyard is a real treat, offering a detached garage that has been fully insulated and drywalled ideal for many uses. A well-maintained garden shed provides ample storage space for tools, equipment, and seasonal items, keeping the area organized and clutter-free. The backyard also features a convenient gas line hookup, ideal for connecting a BBQ, making outdoor cooking a breeze without the hassle of propane tanks. With recent upgrades to the front driveway and landscaping, This home is ready to go – just move in and enjoy!







1,013 Sq. Ft.



\$4,344 / 2024



3+1



2



## Room Measurements

### MAIN LEVEL

Living Room	17' x 12'
Kitchen	11'6" x 10'9"
Primary Bed	12'8" x 12'
Bedroom	12' x 8'6"
Bedroom	10'11" x 8'10"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	33'4" x 11'4"
Kitchen	12' x 20'
Bedroom	20' x 10'9"
Cold Room	11'5" x 6'
Laundry	16'4" x 11'
Bathroom	3 Piece







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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