

WELCOME TO
171 Bendamere Avenue



WOOLCOTT
REAL ESTATE



Classic West Mountain Charmer

Are you looking for a charming four-level side split on a quiet West Mountain street with endless potential? If so, this could be the one. Discover the appeal of this vibrant area, close to many schools, shopping, highways, Buchanan Park and Colquhoun Park!

Set on a large, desirable lot, this home has been lovingly maintained by the same family for 65 years, naturally exuding character and warmth. Step inside to find a classic layout that maximizes both space and natural light, creating an inviting feel in every corner. With three comfortable bedrooms and one and a half baths, the home offers a practical yet cozy setup, ideal for families or guests. This property presents a unique opportunity for buyers ready to update and make it their own.

Bring your vision and creativity to transform this beloved and well-cared-for residence into your dream home. Whether you're an investor, a first-time homebuyer or simply looking for lots of space for a growing family, this four-level gem is a rare find in a prime location.





1,379 Sq. Ft.



\$5,383 / 2024



3



2



Room Measurements

MAIN LEVEL

Office	11'10" X 8'4"
Bathroom	3 Piece

SECOND LEVEL

Kitchen	11'10" X 10'9"
Dining Room	11'4" X 10'1"
Living Room	22'6" X 12'3"

THIRD LEVEL

Primary Bed	12'11" X 10'8"
Bedroom	11'2" X 10'5"
Bedroom	9'6" X 9'2"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	21' 6" X 11' 2"
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Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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289 860 2223
woolcott.ca

