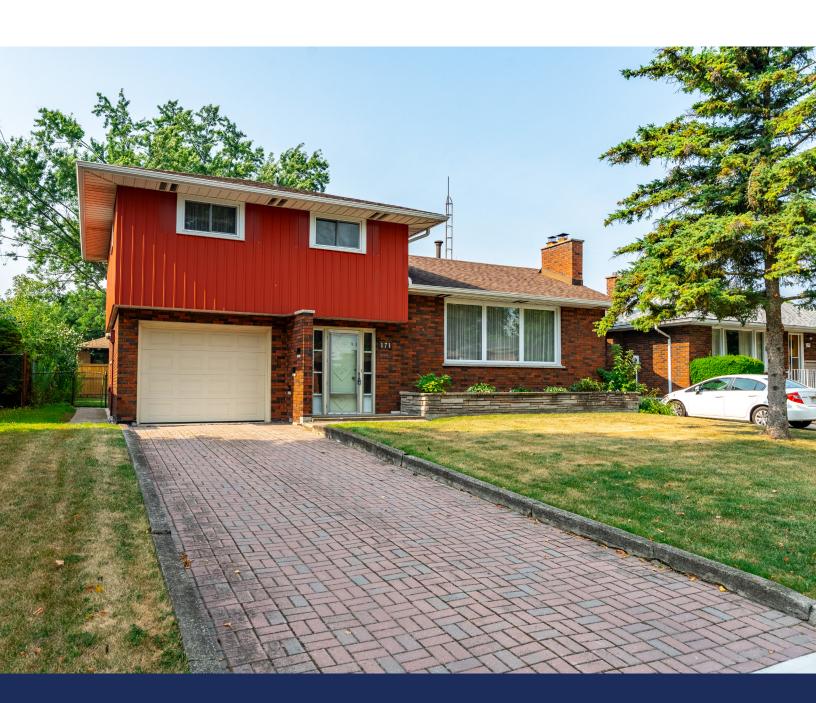
WELCOME TO

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 Colguhoun 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.























Room Measurements

MAIN LEVEL

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

SECOND LEVEL

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

THIRD LEVEL

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

LOWER LEVEL

21' 6" X 11' 2" Rec Room





RE/MAX ESCARPMENT REALTY INC., BROKERAGE

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