

WELCOME TO
198 San Pedro Drive



WOOLCOTT
REAL ESTATE



Where Comfort Begins

Welcome to 198 San Pedro Drive — a turn-key, three-level backsplit in a sought-after neighbourhood surrounded by parks, trails, and great schools. Step inside to find a bright and welcoming living space with newer vinyl flooring (main + lower levels) and a layout that flows with ease. With over 1,100 square feet of finished space and thoughtful updates throughout, this home is move-in ready.





1,425 Sq. Ft.



\$5,645 / 2025



3+1



1+1





Cook, Gather, Enjoy

The refreshed kitchen strikes a balance between style and function, featuring updated cabinetry, modern finishes, and easy access to both the living and dining areas — perfect for everyday living or entertaining guests.





Peaceful & Practical

Upstairs, you'll find three generously sized bedrooms and a well-appointed bathroom. The layout is ideal for families or those seeking extra space for guests or a home office.





Flexible Lower-Level

The lower level adds exceptional flexibility with a second full bathroom and a spacious family room — ideal as a play area, rec space or even a private retreat.





A Quiet Outdoor Escape

Enjoy the peaceful backyard with mature trees and a quiet deck that's perfect for relaxing evenings or weekend BBQs. With recent exterior upgrades including a newer roof (2015), siding, soffits and eaves (2019), and a fresh driveway (2025), you'll enjoy peace of mind and pride of ownership in a location that's hard to beat.



Room Measurements

MAIN LEVEL

Eat-in Kitchen	12'4" X 11'8"
Dining Room	12'4" X 10'
Living Room	17'4" X 11'2"

Primary Bed	15'9" X 10'8"
Bedroom	11'10" X 10'8"
Bedroom	12'3" X 9'
Bathroom	4 Piece

LOWER LEVEL

Family Room	27' X 11'
Laundry	10' X 6'
Bathroom	3 Piece





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