

WELCOME TO
1408 Edgewood Road



WOOLCOTT
REAL ESTATE



Where Comfort Comes Naturally

This impressive, oversized bungalow is situated on a generous three-quarter-acre pie-shaped lot and offers more than 1,750 square feet of bright and inviting living space on the main floor. Thoughtfully designed for both comfort and functionality, it provides the perfect blend of spacious living and practical features.

The large living room is anchored by a striking picture window and a cozy double-sided wood fireplace — ideal for relaxing evenings or entertaining guests.





1,757 Sq. Ft.



\$5,606 / 2025



3+1



2+1





Heart of the Home

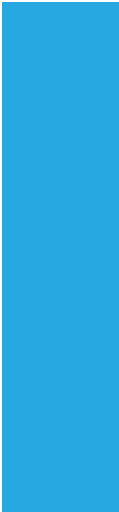
The eat-in kitchen opens directly into the family room, creating a warm, open-concept heart of the home that is perfect for everyday living.





Restful Retreats

The main floor features three generous bedrooms, highlighted by a primary suite with a two-piece ensuite bathroom. A well-appointed four-piece main bathroom serves the additional bedrooms.





Versatility Built In

Downstairs, the lower level offers outstanding versatility with a private side entrance leading to a fully self-contained one-bedroom in-law suite. This suite includes a never-used four-piece bathroom, a freshly carpeted bedroom and a clean white kitchen — perfect for multi-generational living, extended family or guests. Recent waterproofing provides complete peace of mind.





Room To Roam

A rare three-quarter-acre pie-shaped lot, a heated workshop ideal for hobbies or business, parking for up to 12 vehicles and quick Highway 6 access create a property that's as practical as it is spacious.



Room Measurements

MAIN LEVEL

Living Room	19'5" X 13'1"
Dining Room	13'3" X 9'11"
Kitchen	17'1" X 12'4"
Family Room	13'5" X 12'4"
Primary Bed	17'6" X 13'1"
Ensuite	2 Piece
Bedroom	12'10" X 9'11"
Bedroom	9'8" X 7'2"
Bathroom	4 Piece

LOWER LEVEL

Living Room	17'7" X 17'1"
Kitchen	10'4" X 8'3"
Bedroom	8' X 9'
Bathroom	4 Piece
Storage	27' X 27'





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BROKER

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