



1559 BALENA AVE

RIVERVIEW PARK

Step into a magical mid century lifestyle! This well renovated family friendly bungalow has a fully finished basement with additional full bathroom and tons of space for everyone! The back yard is the perfect play space and opens onto green space. This home will have you the moment you open the front door and drop your keys on the custom island in the kitchen of your dreams. Take a moment to enjoy the sunshine flooding these great spaces.

\$725,000

MLS:1228992

Property Type:
Detached, Bungalow

Bedrooms: 3

Bathrooms: 2

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | robmarland.com

The information in this document is believed to be accurate but is not warranted

ROYAL LEPAGE
Performance
Marland Realty, Brokerage
INDEPENDENTLY OWNED AND OPERATED

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	11'1" x 3'7"
Living Room	Main	13'10" x 11'8"
Dining Room	Main	11'3" x 8'2"
Kitchen	Main	10'7" x 11'8"
Primary Bedroom	Main	11'5" x 11'7"
Bathroom	Main	4 Piece
Bedroom	Main	9'8" x 8'11"
Bedroom	Main	7'10" x 12'
Rec Room	Basement	26'5" x 11'3"
Bathroom	Basement	3 Piece
Laundry	Basement	
Storage	Basement	

INFORMATION:

- Property Tax Amount: \$4,028
- Lot Size: 50' ft X 100'
- Closing Date: TBD

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

RENTAL ITEMS:

- Hot Water Tank

HIGHLIGHTS:

- Park Close By
- Family Friendly Neighbourhood





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TOP 1% FOR ROYAL
LEPAGE IN CANADA*

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