



109 RALLIDALE ST
FINDLAY CREEK

Modern design and flow, matched by an expansive window package, make this upgraded and dramatic detached house in Findlay Creek a must-see! The main level hosts a chef's dream kitchen with an appliance package to match, open to large dining and living rooms featuring a double-sided gas fireplace and accented with cathedral ceilings. A bonus on the main level is a separate office space and a mudroom ready for action. Downstairs, you'll find a full, fun basement with a bright and big family room and a full bathroom. The second floor features a large principal bedroom suite, laundry room, family bathroom, and extra bedrooms perfect for everyone.



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Property Type: Detached 2 Storey

Bedrooms: 4

Bathrooms: 4

MARLAND TEAM
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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	7'6" x 10'3"
Office	Main	8'11" x 12'0"
Kitchen	Main	17'11" x 14'9"
Dining Room	Main	12'6" x 14'1"
Living Room	Main	14'8" x 14'1"
Bath (2 Pc)	Main	14'8" x 14'1"
Primary Bedroom	2nd	18'8" x 22'7"
Walk In Closet	2nd	4'11" x 9'11"
Ensuite Bath (5 Pc)	2nd	9'11" x 10'8"
Bedroom	2nd	10'10" x 13'0"
Bedroom	2nd	10'0" x 12'6"
Bedroom	2nd	8'11" x 12'6"
Full Bath (4 Pc)	2nd	7'2" x 9'5"
Laundry Room	2nd	6'9" x 5'4"
Recreation Room	Basement	25'8" x 21'3"
Full Bath (3 Pc)	Basement	9'11" x 4'9"
Storage Utility	Basement	25'8" x 23'2"

Property Information:

- 2025 Property Taxes: \$6,831.27
- Closing Date: TBD
- Lot Size: 35.1ft x 106.99ft

Approx Monthly Utility Costs:

- Water ~ \$75/bi-monthly
- Gas ~ \$160
- Hydro ~ \$100

Neighbourhood Highlights:

- Surrounded by Dragonfly Park, Turtle Park, & Diamond Jubilee Park, featuring modern play structures, soccer fields, basketball courts, a splash pad, and outdoor skating rink
- Neighborhood is designed around young families, featuring wide, uncluttered sidewalks and excellent local schooling options
- Just a few minutes away from Leitrim Wetlands & Findlay Creek Boardwalk



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