

Welcome to

1081 Foley Avenue



CHELL
TEAM



Welcome to this beautifully updated bungalow, nestled in the highly sought-after community of Urbandale, close schools, parks, shopping, and transit, with a quick and convenient commute to downtown. Showcasing exceptional curb appeal, this home features an attractive stone and stucco exterior, attached garage, and rare main-floor family room addition. Inside, a bright and elegant interior awaits. The updated kitchen is complete with granite countertops, stainless steel appliances, and opens to a spacious dining area with custom built-in bench seating - perfect for everyday meals and entertaining. The inviting living room is anchored by wood-burning fireplace with stylish surround, creating a warm and welcoming focal point. A bonus main floor family room provides valuable additional living space, ideal as a home office, playroom, or media lounge. The main level is completed by three well-sized bedrooms and a beautifully renovated 5-piece bathroom. The fully finished basement offers an expansive rec room with plenty of space for a home gym, plus a bar area, a spa-inspired full bathroom, and a spacious guest room with large closet. Step outside to a great-sized backyard featuring a patio, garden shed, and cedar hedges for added privacy. Turnkey and move-in-ready, this home delivers the ideal combination of contemporary living, convenience, and location!





MAIN LEVEL

Kitchen	10'7" x 9'10"
Dining Area	9'6" x 9'2"
Living Room	19'0" x 11'8"
Family Room	20'8" x 9'11"
Primary Bedroom	11'5" x 10'0"
Bedroom	11'0" x 10'4"
Bedroom	10'10" x 9'6"
Bathroom	5-piece

BASEMENT

Recreation Room	23'8" x 15'0"
Bar Area	10'4" x 9'7"
Guest Room	14'10" x 10'11"
Bathroom	3-piece

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Urbandale

Year Built: 1964

Lot Size: 50 ft x 100 ft

Possession: TBA

Style: Detached, Bungalow

Exterior: Stone, Stucco

Parking: 5

Garage: Single Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$4,413.28 / 2025

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, Shed in Backyard, Entertainment Unit in Living Room, Automatic Garage Door Opener and Remote

EXCLUSIONS

Upstairs Bedroom Curtains, Chandelier in Family Room, TV's, TV Brackets, Security Cameras, Hallway Mirror, Coat Rack in Kid's Bedroom, Play Structure in Family Room, Bidet, Basement Fridge





UPGRADES LIST

1081 Foley Avenue

2024

- Main bathroom renovation
- Basement bathroom renovation
- Furnace

2021

- Central Air Conditioner

2019

- Eavestroughs

2018

- Built-in benches and kitchen tile
- Fireplace surround renovated



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Designated Representatives Patti Brown, Broker and Kelly Jones, Salesperson



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