

# Dimensions & Info

LIVING ROOM	17.17' x 11.92'
KITCHEN	12.08' x 10.17'
DINING ROOM	12' x 10.67'
PRIMARY BEDROOM (UL)	12.75' x 12.75'
BEDROOM #2 (UL)	12.75' x 10.17'
BEDROOM #3	10.83' x 10.08'
4 PC BATH	7.25' x 6.58'
3 PC BATH (LL)	7.83' x 7'
STORAGE	11.67' x 7.67'
UTILITY ROOM	16.25' x9.67"



THE  
MARGOLIS  
GROUP



73 Imperial Avenue

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\$299,900

1,276 sf

3

2



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THE  
**M A R G O L I S**  
GROUP

**ROYAL LEPAGE**  
Dynamic Real Estate  
INDEPENDENTLY OWNED AND OPERATED

## Welcome to St.Vital!

Fabulous 1.5 storey home conveniently located between St.Anne's Road and Des Meurons is situated on a beautifully manicured lot.

When walking in the front entrance you will notice the gleaming hardwoods and separate and spacious living room and dining room, both of which have beautiful picture windows letting the natural light come in.

A bedroom or office space, full bathroom and bright kitchen rounds up the main floor. The kitchen has plenty of cabinets and has windows to the side and backyard.

Upstairs has a wonderful flex space that can be used as an office, or even be converted to a 3rd bathroom. It's sandwiched between two spacious bedrooms with plenty of closet space.

The lower level is fully finished with a 3 piece bathroom, a great sized recreational space, laundry and storage area.

## Special Mention

SCHOOLS-  
Glenwood School  
St.Vital Montessori School  
Frontenac School  
Glenlawn Collegiate

PARKS-  
Morier Park  
Applewood Park  
Churchill Drive Park  
St.Vital Park

SHOPPING-  
Southdale Shopping Centre  
Southglen Shopping Centre  
St. Leon's Garden