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Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

A well-maintained all-brick bungalow offering the comfort and convenience of true one-floor living in the desirable neighbourhood of Stanley Park. Located on the corner of Spruce Gardens and Haig Road and backing onto open undeveloped land with no immediate rear or East neighbours, the property combines privacy, functionality and a location that places everyday amenities just minutes from your doorstep.

Built in 2004, and completely repainted in 2026, the home offers approximately 1,590 square feet of well-designed living space with three bedrooms, two full bathrooms and an attached double garage. From the moment you enter, the spacious foyer opens to bright principal rooms filled with natural light, creating an inviting atmosphere.

The heart of the home is the open-concept living and dining area where vaulted ceilings add a sense of openness, making the space ideal for both everyday living and entertaining. The adjoining kitchen great room offers generous cabinetry, an undermount sink, excellent workspace and a practical layout. Patio doors lead directly to the backyard, extending the living space outdoors during the warmer months.

The spacious primary bedroom features an updated ensuite bathroom with a barrier-free ceramic shower, a floating concrete vanity, and a walk-in closet, while two additional bedrooms provide flexibility for family, guests, hobbies or a dedicated home office. Main floor laundry, conveniently located with direct access to the attached garage, further enhances the practicality of everyday living.

The full basement is partially finished with a rec. room and 4th bedroom, a mix of partially and unfinished space providing opportunity to create additional finished living space tailored to your own needs while still retaining ample workshop and storage areas. Plumbing is roughed in for an additional bathroom.

Outside, the NW-facing backyard includes a sprawling deck, a metal gazebo for shade and an 8 ft. high privacy fence wrapping around the backyard and east side yard next to empty city of Belleville-owned property. Whether relaxing on the deck, gardening or entertaining, the backyard provides an enjoyable extension of the home.

66 Spruce Gardens is located 3 km from McDowell's Independent Grocery Store and 5 kms from the 401 at Highway 37.

PROPERTY DETAILS

ADDRESS: 66 Spruce Gardens, Belleville, Ontario K8N 5Z1

TYPE: Single-Family Detached Bungalow

LEGAL DESCRIPTION: PCL PLAN-1 SEC 21M183; LT 47 PL 21M183, Thurlow; City of Belleville; County of Hastings

SQ. FT:	1,591 sq. ft. (MPAC)
BEDROOMS:	3 + 1
BATHS:	2 Full
LAUNDRY:	Main floor laundry room with direct access to garage
BASEMENT:	Full, partially finished. Rec. room, bedroom, plumbing roughed in for bathroom
YEAR BUILT:	2004
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Poured concrete
FLOORS:	Laminate, ceramic tile
CEILINGS:	Drywall, vaulted
WINDOWS:	Vinyl
EXTERIOR:	All-brick exterior with aluminum soffits, fascia and eavestroughs
INTERIOR:	Drywall
PARKING:	Four vehicles (two in garage and two on driveway)
GARAGE:	Attached double garage
DRIVEWAY:	Double paved asphalt driveway.
LOT SIZE:	53 +/- ft. x 115 +/- ft. irregular (MPAC and GeoWarehouse)

PROPERTY DETAILS *continued*

ZONING:	R1 - Residential Type 1
OUTBUILDINGS:	Two garden sheds
TAXES:	\$5,506 (2025)
ROLL #:	120804013523592
PIN #:	406100145
TV/INTERNET:	Fibre & cable services available in the neighbourhood
HEATING:	Forced air natural gas
COOLING:	Central Air Conditioning.
RENTALS:	Hot water tank (Reliance \$53.24 per month)
WATER:	Municipal
WASTE:	Municipal
LOT	Level corner lot with fenced backyard backing onto undeveloped land
DESCRIPTION:	
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, hot tub (as-is), satellite, 2 garden sheds, metal gazebo
FIXTURES	
EXCLUDED:	None
SUGGESTED	\$20,000
DEPOSIT:	
SUGGESTED	Immediate
CLOSING:	
COSTS:	Electricity \$2,200 +/- (Elexicon), Gas \$1,350 +/- (Enbridge), Belleville Water \$1,100 +/-



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