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Vol. 33 No. 16

Morinville, Gibbons, Bon Accord, Legal, and surrounding areas

Wednesday April 19, 2023

A sister publication to **The Review**, Redwater, Alberta

EMPS Learning Farm seeking community liaison



By Stephen Dafoe and Morinville Online

École Morinville Public School (EMPS) is looking for someone to help count their chickens after they hatch. The school's Learning Farm program seeks a Community Liaison passionate about land-based learning and agricultural/outdoor education to help with the popular program.

Started several years ago, the EMPS Learning Farm introduces students to the world of chickens, from egg to hatchling to laying new eggs. The school's coop has housed as many as 16 laying hens at a time.

"We're very lucky to have this asset at our school where our kids are able to learn about farm to table," said parent Michelle Keller, co-chair of the school's Parent Fundraising Association (PFA). "They help to raise the chicks from eggs. We even have chickens that we put in shows sometimes. They're involved every step of the way."

With EMPS teachers establishing the program and putting it into a smooth-running operation, the School Council is currently looking for people who can help keep it so.

École Morinville Public School teacher Monique Webb explains egg candling to a class of Grade 3 students on Wednesday, April 12. - Stephen Dafoe Photo

Continued on **page 3**

Persons crime up, property crime down in Morinville in third quarter

By Colin Smith and
Morinville Online

Crime against persons was up by 25% in Morinville for the last three months of 2022, while property crime was down by almost the same amount.

That information was provided by Staff Sergeant Chris Palfy, Commander of the Morinville RCMP detachment in the third quarter Community Policing Report presented to Town Council at its regular meeting Tuesday, April 11.

The RCMP dealt with 45 persons crimes from October to December, compared to 36 during the same period in 2021.

Property crimes declined

to 81 from 106 the previous year.

"It's not a large number," said Palfy. "But we do like to see the negative in front of stats."

There were no offences related to death, as opposed to one in 2021, and no robberies or kidnapping/hostage/abduction cases.

There were an equal number of assaults, 15, and extortion cases, one. Sexual assaults doubled from three to six, which Palfy said was on par with previous years.

"We did have a fairly significant sexual assault investigation that we were able to lay a number of



Morinville Council received 3rd quarter police stats for the Town of Morinville at the April 11 regular meeting.

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CONTINUED FROM PAGE 1

Persons crime up, property crime down in Morinville in third quarter

charges on, in cooperation with the Internet Child Exploitation Unit,” Palfy added. “That number is going to remain high as we find more offences and charges to lay on that individual, who is now in custody.”

The number of criminal harassment files went up 6 to 11, but most were determined to be unfounded or there was insufficient evidence to lay a charge. As for property crimes, the number of break and enters rose from four to seven.

“That’s not a number we like to see increase, said Palfy. “But I think we can focus on these types of property crimes in the future.”

Motor vehicle thefts held steady at seven, while thefts over and under \$5,000 and mischief cases dropped substantially which Palfy attributed to the extremely cold weather in December. Provincial traffic files jumped 95% for the quarter, from 149 to 290.

Palfy said this was the result of an Education Through Enforcement initiative undertaken in October.

It saw each detachment officer mandated to issue 10 tickets, whether actual offence tickets or warnings,

for offenses affecting public safety, such as speeding, non-use of seatbelts, failing to stop and use of cell phones. Four of the 10 tickets were to be issued in Morinville.

“Almost everybody hit that target and some kind of hit it out of the park,” he said. “That’s why you see that great big increase in provincial traffic code numbers.”

The number of Mental Health Act files went down from seven to two, which Palfy said was nice to see.

He noted that the detachment now is benefiting from access to the Help I Am app linked to Alberta Health Services.

If officers are dealing with a person suffering from a mental health crisis the app allows them limited access to the individual’s existing mental health records, including contact information for support people.


“It allows us to first contact those people before we have to seek medical attention,” said Palfy. “Often-times we are able to redirect and divert them to more appropriate support.”

The Alberta RCMP is also involved in the transition to the upgraded Next Generation 9-1-1 (NG911) system at its operational communications centres.


Improvements will include availability of 911 real-time text, scheduled for next spring, and a potential addition of azimuth to enhance coordinates, vehicle telematics and building schematics.

A possible further step would be communication with 911 operators by video call.


COMING THIS MAY




ELECTRONICS



PAINT



USED OIL MATERIALS



HOUSEHOLD HAZARDOUS WASTE



Household Hazardous Waste Roundup
Saturday, May 13 from 10 a.m. to 2 p.m.
 Morinville Leisure Center parking lot.

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Town of Bon Accord Proposed Development Permit

Appeal by April 27, 2023

Take notice that the following development permit for proposed use as described below has been issued in accordance with the Town of Bon Accord Land Use Bylaw#2016-03.

Municipal address: 47 Ave, Bon Accord, AB
 Legal Description: 47 Ave, 125 m east of 51 Street
 Proposed Use: Discretionary Use – Temporary Sign

Applicant: Jim Veenbaas

Any person affected by this decision may serve written notice of appeal on or before 4pm on April 27, 2023, to:
 The Secretary of the Subdivision and Development Appeal Board
 Town of Bon Accord; Box 779; Bon Accord AB T0A 0K0

Further information regarding this permit may be obtained from the Town Office at 780-921-3550.

Freedom of Information and Protection of Privacy Act

If you submit comments, either orally or written, the information you provide may be recorded in the minutes of the Public Hearing, or otherwise made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.



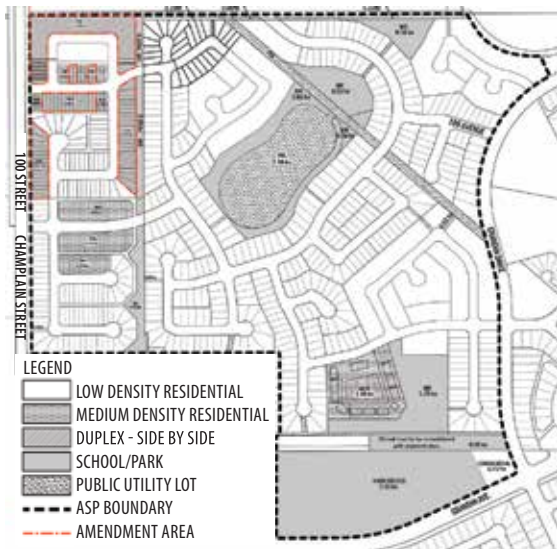
NOTICE OF PUBLIC HEARING

For Champagne District ASP Amendment – Bylaw 11/2023

You are invited to participate in a Public Hearing for a Bylaw 11/2023, a bylaw to amend the Champagne District Area Structure Plan. Anyone intending to speak in-person at the public hearing is encouraged to register in advance, but not required to do so. Written comments are required to be submitted by **4 p.m. on April 24, 2023**, to be reviewed as part of the public hearing process. To register to speak in-person or submit written comments, please email legislativeofficer@morinville.ca. A copy of the report relating to the public hearing can be found by visiting www.morinville.ca/councilcalendar and selecting the link to the April 25, 2023, Regular Meeting of Council.

What is the ASP Amendment about?

The purpose of the Bylaw 11/2023 is to redesignate a portion of lands, as shown on the map, from ‘Duplex-side-by-side’ to ‘Low Density Residential’. The redesignation will provide flexibility to develop a variety of low-density housing types. Administration supports this proposal as it aligns with the Town’s plans and policies.



Public Hearing for ASP Amendment Bylaw 11/2023:
Tuesday, April 25, 2023, at 4 p.m.
 Council Chambers, Civic Hall:
 10125 100 Avenue, Morinville

How Do I Get More Information?

Any questions regarding the proposed amendment, contact: Planning and Economic Development at 780-939-7635 or planning@morinville.ca.

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For more information, contact your local ALUS program coordinator:
Christine Downing
 587-570-8712
cdowning@sturgeoncounty.ca



CONTINUED FROM PAGE 1

EMPS Learning Farm seeking community liaison

A recent flyer indicates roles can be as big or small as people want, taking on one to three tasks in the ongoing program.

Those tasks include recruiting and scheduling volunteers to look after the coop and the chickens it houses, attending council meetings to report on the program's activities and needs, or even bringing forward new ideas and initiatives for the Learning Farm.

"Right now, we're looking for somebody in the community to get involved," Keller said, noting that volunteer parents move on to other schools as children age out of the school. "We want somebody in the

community who is passionate about this project that will be involved for a long time and help keep it going."

Keller said the volunteer, who need not be a school parent, would attend school council meetings once a month to provide updates on how the Learning Farm is doing and anything the program requires that the PFA might be able to assist with.

"They would help come in and check on the chickens, particularly in the off-season when nobody is in the building," Keller explained.

"Spring break, summer time, winter break. If we have times in the off-season when eggs might be hatching, they

might have to take them home with them and put them in the incubators at home." During the school season, students take care of all the chores, including cleaning the coop, looking after the chickens and tending to the eggs.

Keller said she grew up on a farm and sees great value in children who do not have that access to learning those skills.

"It helps a lot of kids who don't normally learn these skills get involved," Keller said.

EMPS teacher Monique Webb shares the sentiment on the program's educational value.

"The basis for the program is that kids create connection through valuable and meaningful work," Webb said. "By having valuable and meaningful work to do that requires empathy and the care of something other than themselves, that creates that sense of connection, purpose and belonging."

Webb went on to say that students who feel a sense of belonging learn more.

School Council Chair

Courtney Derouin also sees great value in the hands-on aspects of the school's Learning Farm.

"I think education is going through some progressive revolutionary things. It's really exciting to have that land-based outdoor learning - that big bit of learning

that happens outside of a desk. The hands-on experience. The curiosity that they get to have, and the immediate gratification of something cool happening with a chicken or another animal right in front of them. It's critical to their learning and fostering

that excitement about education."

Those interested in assisting with the program can contact EMPS teacher Monique Webb or message the Learning Farm via their Facebook Page at <https://www.facebook.com/MPSlearningfarm>.



Stephen Dafoe Photo



Welcome to Throwback Thursday! Here's an interesting fact for you: when Legal was initially established in 1894, residents had no means of communicating with their loved ones for nearly six years. It wasn't until May 1, 1900, when the first post office was acquired under the name St. Emile de Legal Post Office. The postmaster sorted mail on a kitchen table in their own residence. The current post office building was erected in 1971.

**Nominate
your
neighbour
today!**

Recognizing National Volunteer Week

April 16 - 22, 2023

Sturgeon County has proclaimed National Volunteer Week as a time to celebrate the individual and collective actions of those who help to create a stronger, interconnected, and vibrant community.

To recognize the outstanding people in our community we invite you to nominate someone for a Community Spirit Award. Nominations are ongoing and awards are given monthly.

You can show your support by posting to social media using [#SturgeonCounty](#) [#WeavingUsTogether](#) [#NVW2023](#)

Community Spirit Award

You can nominate someone who has helped you or others in a time of need. Anyone can be a great neighbour by doing small things that mean a lot, such as shoveling snow, sharing food, mowing the lawn or helping with household tasks. These small things can have a big impact on others.

Nominations forms are online:
SturgeonCounty.ca/CommunitySpirit



Use your smart phone camera

Sturgeon County FCSS
programs@sturgeoncounty.ca
780-939-8334
sturgeoncounty.ca/FCSS



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NOTICE OF PUBLIC HEARING

For proposed Land Use Bylaw Amendment - Bylaw 12/2023

You are invited to participate in a Public Hearing for Land Use Bylaw, amending Bylaw 12/2023. Anyone intending to speak in-person at the public hearing is encouraged to register in advance, but not required to do so. Written comments are required to be submitted by **4 p.m. on April 24, 2023**, to be reviewed as part of the public hearing process.

To register to speak in-person or submit written comments, please email legislativeofficer@morinville.ca. A copy of the report relating to the public hearing can be found by visiting www.morinville.ca/councilcalendar and selecting the link to the April 25, 2023, Regular Meeting of Council.

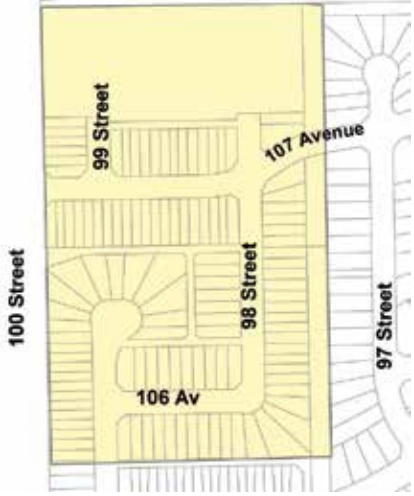
What is the LUB Amendment about?

The purpose of the Bylaw 12/2023 is to amend the Village Champlain Stage II Residential (R-VC2) District. The intent of this proposal is to allow for narrower lots, lane access zero lot line single detached dwellings, and the inclusion of secondary suites in the mature neighborhood. Administration supports this proposal as it aligns with the Town's plans and policies.

Public Hearing for Land Use Bylaw Amendment Bylaw 12/2023:
Tuesday, April 25, 2023,
at 4 p.m.
Council Chambers, Civic Hall:
10125 100 Avenue,
Morinville


How Do I Get More Information?

Any questions regarding the proposed amendment, contact: Planning and Economic Development at 780-939-7635 or planning@morinville.ca.



100 Street
99 Street
98 Street
107 Avenue
106 Av
97 Street

Location of areas zoned as R-VC2 District



Morinville Share YOUR Voice. We're listening.

Collaborative partnership between Sturgeon Public Schools and the Town of Gibbons

Sturgeon Public School Division and the Town of Gibbons are excited to announce a new collaborative partnership to explore the opportunity to plan, develop and construct a new school in the Town of Gibbons.

This partnership is aimed at enhancing educational and community opportunities with a focus on constructing a new K-9 school and community facilities on a new site, allowing existing facilities (Landing Trail School and Gibbons School) to remain operational until the new facilities are completed.

Key focal points will include the development of shared spaces, such as gymnasiums and athletic/sports fields, to accommodate a wide range of age and ability levels for both students and members of the community.

By exploring these synergies, we hope to create effective operational and maintenance systems that will maximize the value of the school and community facilities while minimizing red tape.

“Sturgeon Public Schools Board of Trustees is proud to work alongside the Town of Gibbons in this collaborative partnership. Together, we are committed to building a strong and vibrant community that fosters growth, learning and engagement for all. We look forward to the exciting opportunities and benefits that this partnership will bring.”

- Sturgeon Public Schools Board Chair, Joe Dwyer

“This collaborative partnership is clearly an indicator that the two foundational organizations in Gibbons are moving forward in lock-step, recognizing that communities are all about the people and their families.”

- Mayor of the Town of Gibbons, Dan Deck

NOTICE TO CREDITORS AND CLAIMANTS

Estate of Charles Duncan White who died on 2023-01-07. If you have a claim against this estate, you must file your claim by: 2023-05-26 with: **Jacqueline Ryan** (Personal Representative) at: Worobec Law Offices, Sherwood Park, Alberta T8H 0V3. If you do not file by the date above, the state property can be distributed without regard to any claim you may have.



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Timed Auction starts Apr. 23, 2023 @ 12:00pm

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Viewing Apr. 16 & 27 from 10am - 6pm



Bid with **Timed Auction on Main Items** online from Sunday April 23rd at 12 noon to 12pm noon sale day. The high bid when timed auction ends, will start the **live auction** for those in attendance. Make sure your max bid is set so auction company can bid on your behalf during live portion of auction.

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HOROSCOPE

ARIES Mar 21/Apr 20

You don't want to have mundane tasks hanging over your head, Aries. Try to check as many of them off your to-do list this week as you can. This will free up a lot of free time.

TAURUS Apr 21/May 21

Taurus, you may be planning a much-needed vacation at the present time. Figure out a place you've never been and then fill your itinerary with plenty of fun things.

GEMINI May 22/June 21

You likely will have to devote a lot of attention to practical matters in the days to come, Gemini. This includes taking a hard look at your spending and making cuts.

CANCER June 22/July 22

Cancer, the coming week will be a busy time for social opportunities. Other people will want to be around you as you can be the life of the party when you come out of your shell.

LEO July 23/Aug 23

Don't be surprised if your energy level is high this week, Leo. This leads to you feeling restless at home and even at work. This could be a fine time to take up a hobby.

VIRGO Aug 24/Sept 22

Virgo, you may be looking forward to an evening out with a romantic partner or close friends. Try to narrow down a day this week or next. Have a few restaurants at the ready.

LIBRA Sept 23/Oct 23

Take advantage of some free time to get things done around the house, Libra. Cleaning or other home improvements should be a priority.

SCORPIO Oct 24/Nov 22

There's a lot of activity expected close to home, Scorpio. A new business may open or there could be a movie star who is spotted in town. Maybe you'll get new neighbors.

SAGITTARIUS Nov 23/Dec 21

The thought of financial prosperity has you scouring the recruitment sites this week, Sagittarius. Speak to others about the pros and cons of leaving your current job.

CAPRICORN Dec 22/Jan 20

Capricorn, you are surrounded by positive energy and eager to be out and about with friends this week. Start exploring all of the possibilities around you.

AQUARIUS Jan 21/Feb 18

This may be a good week to devote a large chunk of time to being alone. Some time with just your thoughts and a little silence could be everything you need.


PISCES Feb 19/Mar 20

Pisces, discussions at work could get a bit heated. It's best to distance yourself from these situations as best as you can.

REDUCE REUSE RECYCLE



The Town of Bon Accord's annual Easter Egg Hunt was a resounding success, drawing in a crowd of over 125 attendees. The organizers would like to express their gratitude to 4H for their invaluable help with games and activities, Bon Accord Community School for the use of their playground, Heartland Disposal & Recycling for their generous donation of two free port-a-potty rentals, and the volunteers who worked tirelessly to make the event a memorable one. Their contributions were indispensable in ensuring the event's success, and they are deeply appreciated.



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WHITE SPRUCE TREES: 5' average \$50. Installation ONLY \$19. Includes: hole augered, Wurzel Dip enzyme injection, bark mulch application, staking. Minimum order 25. One-time fuel charge: \$125-175. Crystal Springs. 403-820-0961. Quality guaranteed.

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GET YOUR MESSAGE SEEN ACROSS Alberta. The Blanket Classifieds or Value Ads reach over 600,000 Alberta readers weekly. Two options starting at \$269 or \$995 to get your message out! Business changes, hiring, items for sale, cancellations, tenders, etc. People are increasingly staying home and rely on their local newspapers for information. KEEP people in the loop with our 90 Weekly Community Newspapers. Call THIS NEWSPAPER now or email classifieds@awna.com for details. 1-800-282-6903, 780-434-8746 X225. www.awna.com.

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**EDITH DOREEN STEWART
(NEE HAGEN)**

September 6, 1934 – April 1, 2023

Edith courageously battled cancer for the last year of her life, she passed on Saturday, April 1, 2023 at the age of 88 years.

Edith is survived by her children, Becky Marble (Kent), Laurie Fuller (Dennis), Crystal Rudolph (Glenn), Jim Schiele, Sandy Schiele, Garth Schiele (Marilyn) and their families consisting of 19 grandchildren, 36 great grandchildren and 1 great great grandchild; one sister, Eva Brown; as well as numerous extended family and friends.

Edith lived in Gibbons for 40 years, she was multitalented and could play most instruments by ear, from the accordion to the organ, she loved music and dancing. She loved to craft, sew and garden in her younger years. She won the most beautiful yard one year. Edith drove everything from school bus, gravel truck to taxi cab, she was also a driving instructor.

Edith will be lovingly remembered, may she rest in peace. Arrangements entrusted to the care of Sturgeon Memorial Funeral Chapel (780) 921-3900.

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From left: Emma Derouin, Reya Derouin and Wyatt Keller take a seat at École Morinville Public School on Wednesday to read some books. - Stephen Dafoe Photo

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Legal's annual Easter Egg Hunt



Legal's 2nd annual Easter Egg Hunt was held on Friday, April 7th. Fun was had searching for nearly 1500 eggs in Citadel Park, taking photos with the Easter Bunny, petting Bun Bun the bunny and visiting with family and friends! - Town of Legal Photos



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Legal Alfalfa Products Ltd

NEW LISTINGS

COMMERCIAL LOT IN THORHILD



Great exposure for this lot as it's located right on the corner of two major highways in the Hamlet of Thorhild. This 1.07 acre lot is fully fenced with chain link fencing and has had geotech fabric laid down with many, many yards of gravel on top which gives a very solid base. So many possibilities here. Storage lot for equipment or rvs. Build a drive through restaurant, motel, bar. Bring your imagination. Thorhild has city water and sewer. **\$99,900. Call Heather for more info.**

2.32 ACRES FOR ONLY \$249,900



Great opportunity here for an affordable acreage in Sturgeon County, just a few miles west of Legal and less than 1/2 hour to Edmonton. 960 sq ft bungalow built in 1973. Kitchen, living room, 2 bedrooms and 4 pce bath on main floor. Basement has a walkout door to the yard, 2 pce bathroom and is framed for 3 more bedrooms. Upgrades over the years include windows, kitchen cabinets, some flooring and complete bathroom upgrades. Both front and back decks have maintenance free railings. There is also a mechanical lift to allow access to the back deck and house with a wheelchair. The 2.32 acres is well treed and mostly fenced. There is an older garage that would also make a nice barn or large chicken coop along with a storage shed. Only 1 mile off pavement. **Call Heather to view.**

SMOKY LAKE BUNGALOW WITH HEATED GARAGE



Just over 1400sq.ft move in ready bungalow right in the heart of Smoky Lake. The kitchen was completely renovated in 2012, with new cabinets, built in hidden dishwasher, counter top gas stove, built in microwave and oven, beautiful hood fan, and engineered wood floors. There is a great butler's pantry with cabinets that match the kitchen. 2012 renos also include main floor bathrooms, new moulding and trim, main floor light fixtures, and a high efficiency furnace. The basement is prewired for surround sound for optimal movie night enjoyment. The oversized primary bedroom has 3 closets and 3 pce ensuite. The house boasts RAYOMAX windows and is a spacious open floor plan. Garage and house roof redone in 2009. The oversized 28X30 heated garage, low maintenance deck, and a newer fence complete this must see house. Smoky Lake has everything you need with doctors, dentist, grocery stores, close to many lakes and is about an hour and 15 min to Edmonton. **\$299,900. Call Janine to view.**

BUNGALOW WITH DOUBLE ATTACHED GARAGE IN THORHILD



1434 sq ft home with full basement features a large kitchen with lots of cabinets and corner pantry, formal dining room, 3 bedrooms, main floor laundry room, 3 pce main bath and 4 pce ensuite. Upgrades over the years include windows, metal roof, new drywall, and flooring. The main bath has a newer corner shower and the ensuite has a newer soaker tub. Furnace and hot water tank installed in the last few years. There is laundry hookups both upstairs and in the basement. The basement also has a chimney for a wood burning stove. The basement exterior walls are insulated and it is waiting for your future development. The 24'x24' attached garage is insulated and finished inside and has one overhead door. The framing is in for a second overhead door. **\$159,900. Call Heather to view.**

GORGEOUS ACREAGE CLOSE TO EDMONTON



A rural hillside gem! Walk into the foyer and see the living room to the left, flowing into a bright dining area right off a kitchen with GRANITE counter tops and updated appliances! The open concept kitchen has a casual dining space and den with HARDWOOD floors and a gas fireplace. The den opens to a large back deck with a beautiful gazebo and hot tub. The highlight of the main floor is the giant family room with a WET BAR! 2pc bath across the hall. Upstairs is a WHOLE WING for the primary bedroom - the bedroom itself with french doors, a bonus room, and a massive 4pc ensuite. Finishing up the upstairs are three additional bedrooms and a 4pc bathroom. Attached is a double oversized garage. If all of this still isn't enough space for you, there's a full basement for development opportunity! Situated on 1.54 acres this property is a green haven with beautiful gardens and a treed lot. Central AIR CONDITIONING, storage sheds and room for your RV. Easy access to Hwy 28 and Edmonton. Don't miss this treasure! **\$699,000. Call Glenn to view.**

FULLY RENOVATED IN REDWATER!



Beautifully upgraded 3 bdrm 2 bathroom 16x80 mobile home on a huge pie lot that backs onto a park in a cul-de-sac in Redwater. Home was built in 1991 and had a new metal roof and vinyl siding installed in 2007. Hot water tank was replaced in 2012. Since 2015 it has had a new furnace and air conditioner, new appliances, new high end laminate and linoleum throughout, new interior doors, baseboards and trim, windows, light fixtures, toilets, bathroom vanity and sink, bottom kitchen cabinets and countertops, sink and taps, and more. All expansion strips were removed and joints filled in and the whole house was painted. Vaulted ceilings, skylight, pantry, built in china cabinet, huge master bedroom with soaker tub, walk in closet and large 2nd and 3rd bedrooms are some of the features. Yard is fenced with a gate to the park and has two nice storage sheds. There are extra pilings already in for a deck or addition. Room for a garage on this lot. You own the lot so no rent! Must be seen! Move in ready! **\$139,900 Call Janine to view.**

2.47 ACRES READY TO BUILD ON



Newly fenced land with easy access to Hwy 44 and Hwy 2. Municipal water line and fiber optic cable runs in front of the property, possibility to hook up to property. Minutes NW of Morinville, great opportunity for a new build or investment! **\$174,900. Call Glenn to view.**

NEW LISTINGS

DESIRABLE CARDIFF BEAUTY



This 1380 sq ft 3+2 bdrm bungalow has been extremely well kept and nicely upgraded over the years. Upgrades in recent years include high end laminate flooring, shingles and eavestroughs (2016), and fabulous kitchen renovations. There is an abundance of cabinets with lots of storage space and countertops. Nice peninsula with bar stool eating area. Garden doors lead to maintenance free deck with gas line for bbq. In the past 3 months most of the home has been painted, new kitchen appliances, new furnace, central air, and security system were installed and attic insulation was upgraded to R60. Features w/b fireplace in living room, 3 pce ens and w/i closet in main bdrm. Fully finished bsmt with flex room and family room. The 2 bsmt bdrms have w/i closets. Gorgeous spa like bsmt bath with corner jacuzzi tub and separate shower. Heated double garage with 220 plug, fenced yard, storage shed, fenced dog run and play set complete this great property on a pie lot in Cardiff (just a few minutes north of St Albert). **\$420,000. Call Glenn to view.**

BUNGALOW ON DOUBLE LOT



Very solid, well built bungalow on a huge 130'x110' double lot in the hamlet of Thorhild. Upgrades include new paint, main floor flooring, shingles on both house and garage as well as upgraded attic insulation. Gorgeous classic sculptured ceiling in living room and well kept mahogany doors, trim and cabinets. This home features double 3/8" drywall throughout the main floor. Basement is partially finished with a 3 pce bath and large family room. There is plenty of room to add another bedroom and make a bit smaller family room if needed. The huge yard has lots of large, mature native trees along with apple, crabapple, chokecherry and plum trees. Lots of room to park an RV, set up a playground, or to have a massive garden. There is even a clothes-line. Good sturdy single detached garage finishes this great property. **\$179,900. Call Heather to view.**



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