



<b>75 Trudeau Dr</b> <b>Clarington Ontario L1C 4K4</b> Clarington Bowmanville Durham <b>SPIS:</b> N <b>Taxes:</b> \$3,770.26/2025		<b>List: \$679,900 For: Sale</b>
<b>DOM: 2</b>		
Link 2-Storey	<b>Front On:</b> S <b>Acre:</b> < .50	<b>Rms:</b> 8 + 1 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x2xMain
<b>Lot:</b> 31.17 x 96.92 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Liberty St/ Concession St E		

<b>MLS#:</b> E12133961	<b>PIN#:</b> 266290154
<b>Possession Remarks:</b> 60 Days TBA	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b> N	<b>Exterior:</b> Brick / Vinyl Siding <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 1 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fenced Yard, Hospital, Park, Place Of Worship, School, School Bus Route	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> N <b>Oth Struct:</b> Garden Shed
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<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.7	x 7.25	Combined W/Living	Tile Floor	
2	Living	Main	10.7	x 12.4	Combined W/Dining	Tile Floor	O/Looks Backyard
3	Kitchen	Main	8.86	x 16.11	Stainless Steel Appl	Tile Floor	W/O To Patio
4	Bathroom	Main	3.54	x 7.55	2 Pc Bath		
5	Prim Bdrm	2nd	14.5	x 14.7	W/I Closet	Broadloom	O/Looks Frontyard
6	2nd Br	2nd	10.53	x 9.74	Double Closet	Broadloom	O/Looks Backyard
7	3rd Br	2nd	10.53	x 9.74	Double Closet	Broadloom	O/Looks Backyard
8	Bathroom	2nd	10.5	x 6.46	4 Pc Bath	Tile Floor	Updated

**Client Remks:** Welcome to 75 Trudeau Dr, Bowmanville, a perfect home for a young couple or family looking to settle into a community-focused neighbourhood. This well-kept 3-bedroom, 2-bathroom home is situated in a family-friendly area and offers privacy and comfort. The spacious front porch feels tucked away as the tree out front fills in, making it a perfect spot to relax. Backing onto a school, the backyard is a peaceful space, with mature trees and lush greenery that create a serene, private setting with no neighbours behind! Inside, the updated kitchen and bathrooms make it completely move-in ready, while the unfinished basement gives you space to shape it into whatever suits your lifestyle in the coming years. Parking is a standout feature here, with an attached garage and a driveway that fits up to three cars, including convenient side-by-side parking for two, a bonus that you don't always find at this price point. Located close to schools, parks, and Highway 401, this home offers an affordable and inviting space to grow into. This could be the next chapter you've been looking for! Extras \* AC replaced 2021, all main floor/2nd floor windows were updated in November 2024 (excluding the primary bedroom closet and powder room).

**Extras:**  
**Listing Contracted With:** RE/MAX JAZZ INC. **Ph:** 905-728-1600