FOR SALE



The Wright Team

433Aurora.com

433 Aurora Street

5 BEDS | 2 BATHS

RUSSELL

Set in Russell, this beautifully presented bungalow offers a custom floor plan with five bedrooms, two full bathrooms and a finished lower level. Built by Melanie Construction, the open-concept layout is enhanced by a soft, neutral palette, wide-plank flooring, pot lighting and generous windows that bring an abundance of natural light throughout.

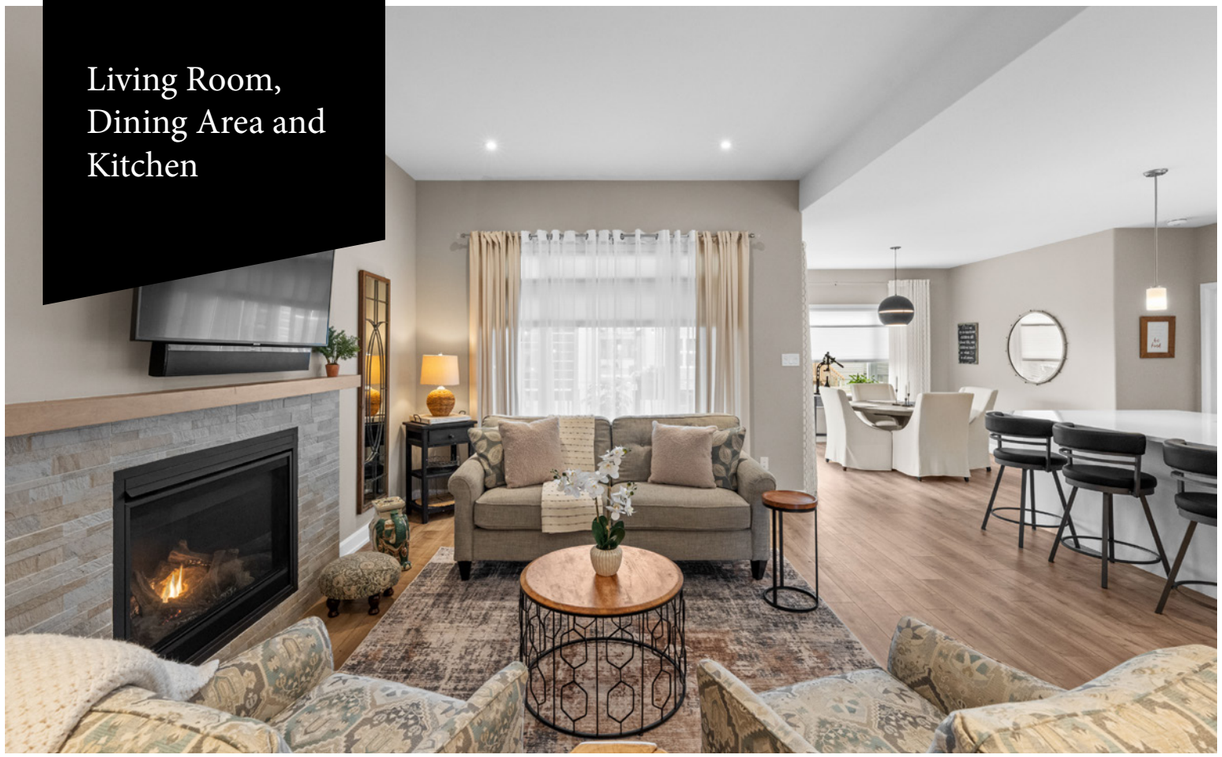
The kitchen features abundant cabinetry, a centre island with undermount sink, stainless steel appliances and a walk-in pantry. The adjoining dining area opens directly to a covered back deck overlooking the landscaped, fully fenced yard. Nearby, the living room is centred around a natural gas fireplace with a contemporary surround.

The primary bedroom includes a walk-in closet and four-piece ensuite with an extended vanity, soaker tub and separate glass-enclosed shower. Two additional bedrooms and a three-piece bathroom are also found on the main level, along with a dedicated laundry and mudroom with interior access to the attached two-car garage.

Downstairs, the finished lower level expands the living space with a spacious recreation room and two additional bedrooms, offering flexibility for family and guests.

Outside, the covered back deck provides an inviting setting to enjoy the outdoors, overlooking a beautifully maintained backyard with established gardens and thoughtful landscaping.

Living Room, Dining Area and Kitchen









Key Updates & Points to Note

- Custom floor plan, modified from the builder's original design.
- Roof – 2023.
- Furnace – 2023.
- Central air conditioning – 2023.
- Windows – 2023.
- Covered back deck.
- Paved driveway and interlock.
- PVC fenced yard.
- EV charger in garage.
- GenerLink connection for a generator.
- Garage is insulated and fully painted.
- Finished lower level with additional Rockwool insulation and Embassy ceiling tiles.
- Rough-in for a future bathroom in the lower level.
- Tankless hot water tank – rental.







Primary Suite and Additional Bedrooms







Property Dimensions

Main Floor

Foyer 5’7” x 9’6”
Living Room 15’8” x 24’0”
Dining Area 11’5” x 8’8”
Kitchen 14’9” x 16’9”
Primary Bedroom 16’7” x 11’10”
Walk-in Closet 4’5” x 11’0”
Bathroom 8’1” x 11’0”
Bedroom 10’2” x 12’4”
Bedroom 9’9” x 12’9”
Bathroom 5’1” x 8’4”
Laundry/Mudroom 6’7” x 8’4”

Lower Level

Recreation Room 16’5” x 23’2”
Recreation Room 14’0” x 15’6”
Bedroom 13’7” x 9’10”
Bedroom 11’8” x 11’10”







Have A Real Estate Question?

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Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 5

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Russell

Lot Size: 50.03 ft x 109.91 ft

Taxes/Year: $5,694.59 / 2026

Heating: Forced Air, Natural Gas

Utilities:
Approximate Hydro Expense: $1,380 (12-month total)

Approximate Gas Expense: $887 (12-month total)

Approximate Water & Sewer Expense: $780 (12-month total)

Inclusions:
Refrigerator, Stove, Dishwasher, Bar Fridge, Hood fan, Washer, Dryer, 2 Garage Door Openers and Remotes, All curtain rods, All blinds, All light fixtures, all fixed shelving, Black fixed shelving in front bedroom closet, work bench in furnace room and peg board, all tv brackets, White drawer and white shelf unit in furnace room.

Exclusions:
Curtains, freezer, bar fridge in furnace room, black storage racks in furnace room, white drawer unit in primary closet.

Rental Equipment:
Hot water heater tankless, approximately $640/year.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

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