



## 68 Pickerel Cr. - \$248,000.00

3 + 1 Bedroom - Bungalow

Westwood Area - 6/127/778

*Move in ready Westwood bungalow is in a great family location! Plenty of renovations! Very clean!*



**Kitchen** - Open eat-in kitchen with Maple cabinets and laminate counter tops. Spacious dining area. PVC window over double stainless steel sinks. Built-in dishwasher and vented range hood. New vinyl flooring.

**Living Room** - Nice and bright with lots of natural light. Large PVC picture window. Original Oak hardwood floors. Open to the kitchen.

**Bedrooms** - 3 bedrooms on the main floor with new laminate flooring, ample closet space and PVC windows. Primary bedroom features garden doors to the deck. 4th bedroom down.

**Bathroom** - 4 piece main bathroom with new tub and surround. Oak vanity, linen closet and new vinyl flooring. 4 piece bath down.

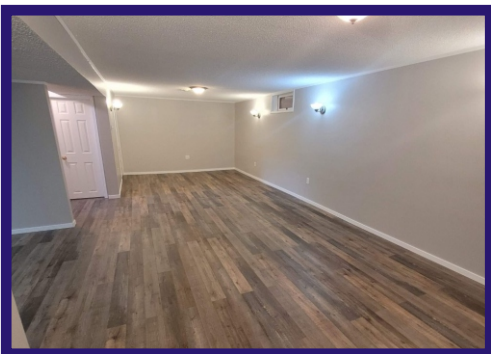


**Lower Level** - Nice, open rec room has been completely renovated with new flooring, fresh paint and lighting. 4th bedroom with new laminate flooring. 4 piece bath with new vinyl flooring and linen closet. Large laundry/utility room.

**Yard** - Yard is partially fenced and nicely landscaped. Raised wooden deck. Shed. Double wide driveway, concrete and gravel perfect for boat or camper.

**Garage** - One and a half car detached garage is partially insulated and wired. Nice concrete pad. Electric door opener.

**Extras** - Move right in! Very clean and well maintained! Freshly painted throughout. Central air and electric forced air furnace replaced in 2007. 200 amp panel. 60 gallon hot water tank. Re-shingled in 2014 with 35 year shingles. Attic insulation to R50. Updated electrical.



Age: 1963

Lot Size: Irregular (7,152.36 sq ft)

House Size: 996 sq ft

Taxes: \$4,040.23 Gross 2021

Hydro: EFA (Approx. \$258.00 per month)

Possession: TBA



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55 Selkirk Avenue  
Thompson, MB R8N 0M5  
Bus. 204-778-6303 Fax. 204-778-5652  
Website: [www.remoxthompson.mb.ca](http://www.remoxthompson.mb.ca)

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is not warranted to be so.

