

# 54 Sauger Cr. - \$235,000.00

3 + 1 Bedroom - Bungalow

Westwood Area - 15/119/806

*Move right into this Westwood family home!  
Popular location! Close to schools and recreation!*



**Kitchen** - Loaded with dark "Espresso" cabinets, plenty of counter space and tile back splash. 2 large PVC windows. Double stainless steel sinks and built-in dishwasher. This spacious kitchen is open to the dining area and living room with gorgeous Bamboo hardwood floors.

**Living Room** - Nice and bright with lots of natural light. Large PVC Bow window. Tastefully decorated.

**Bedrooms** - 3 bedrooms on the main floor are good size with ample closet space. Primary bedroom features wall to wall carpet. 2nd & 3rd bedrooms have laminate floor. 3rd bedroom features garden doors that lead to the raised deck in back. 4th bedroom down.

**Bathrooms** - 4 piece main bathroom has been updated with a modern vanity, soaker tub with tile surround and floor. 4 piece bath down.

**Lower Level** - Nestle into this cozy rec room! Nice and open with wall to wall carpet, suspended ceiling and woodstove with stone feature wall and hearth. The rec rooms open to additional living space with lots of storage and newer vinyl plank flooring. Bonus room makes a great home office or hobby room. 4th bedroom with legal egress window and laminate flooring. 4 piece bath. Sauna. Small electrical room makes a great workshop.

**Yard** - Fenced and beautifully landscaped. gate access to pull trailers through. Wrap around deck. 2 sheds. Double paved driveway.

**Garage** - Double attached garage on concrete pad is heated (industrial heater), insulated and wired. New EDO. Wired for welder's plug. Lots of storage.

**Extras** - Excellent location! Main floor laundry. PVC triple pane windows throughout. Re-shingled in 2008. Hot water tank in 2021. Back-up valve installed.

Age: 1971

Lot Size: 55.4' x 120' (6,648 sq ft)

House Size: 1,102 sq ft

Taxes: \$4,144.54 Gross 2022 (Net \$3,707.04)

Hydro: EBB

Possession: Immediate



## RE/MAX THOMPSON

Each office independently owned and operated.

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

This information, although believed to be accurate,  
is not warranted to be so.

