



**31 Baffin Cr. - \$214,000.00**

**3 Bedroom - Bungalow**  
**Burntwood Area - 5/154/849**

***Immaculate Burntwood bungalow is move in ready!***  
***Walk to school, shopping and Baffin Park!***



**Kitchen** - Eat-in kitchen with painted oak cabinets and laminate counter tops. PVC window over double stainless steel sinks overlooks the back yard. Built-in over the range microwave. Laminate flooring.

**Living Room** - Nice and bright with lots of natural light. Large picture window. Laminate flooring.

**Bedrooms** - 3 spacious bedrooms on the main floor all have laminate flooring and ample closet space.

**Bathrooms** - 4 piece main bath has been recently renovated and features a modern vanity, soaker tub and laminate flooring. 3 piece bath down.



**Lower Level** - Nice, open rec room with newer flooring and suspended tile ceiling with recessed lighting. Woodstove (2019). Bonus room makes a great home office or hobby room. Laundry room.

**Yard** - Fully fenced and nicely landscaped. Raised wooden deck and concrete patio area. Storage shed.

**Extras** - Very clean and tastefully decorated! Shingles replaced in 2013. Vinyl sided.



**Age:** 1969  
**Heat:** EFA (Approx. \$240.00 per month)  
**Lot Size:** 55' x 120' ( 6,600 sq ft)  
**House Size:** 888 sq.ft  
**Taxes:** \$3,440.65 Gross 2022 (Net \$3,003.15)  
**Possession:** TBA



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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.

