



44 Knight Pl. - \$337,000.00

2 + 1 Bedroom - Bi-Level
Burntwood Area - 19/2/25470

*Custom built executive home!
Situated on a quiet cul-de-sac in popular sub-division!
Very well maintained and move in ready!*



Kitchen/Dining - Large, bright kitchen with dark cherry cabinets and laminate counter tops. Quality stainless steel appliances include an over the range microwave and built-in dishwasher. Large Bay window overlooks the back yard. Garden door off the dining area leads to the raised deck.

Living Room - Warm and inviting with a large Bay window that lets in lots of natural light. Quality flooring.

Bedrooms - 2 spacious bedrooms on the main floor with laminate flooring. The primary bedroom offers plenty of space and walk-in closet.

Bathrooms - 4 piece main bathroom with large, modern vanity and vinyl flooring. 3 piece bath down.



Lower Level - Spacious rec room with large windows, quality laminate flooring and suspended tile ceiling. Roughed in plumbing for a wet bar and built-in shelving. 3rd bedroom is spacious with large window and laminate flooring. Large laundry/utility room.

Yard - Yard is fenced and beautifully landscaped. Raised wooden deck. 2 sheds. garden area. Double inter-locking brick driveway.

Garage - Double attached garage is heated, insulated and wired. Direct access to house. EDO.

Extras - Tastefully decorated throughout! Great family home is in walking distance to school. HRV. Central air. 2" x 6" construction. Re-shingled in 2019 (35 year shingles).



Age: 1992

Lot Size: Irregular (8,426 sq ft)

House Size: 1,155 sq.ft

Taxes: \$5,685.55 Gross/2022 (Net \$5,247.94)

Heat: EFA - Approx. \$185.00 per mo.

Possession: TBA



RE/MAX THOMPSON

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55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remaxthompson.mb.ca

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

