



47 Riverside Dr. - \$225,000.00

3 Bedroom - Bungalow
Riverside Area - 7/51/751

*Very well maintained home in an excellent family location!
Walk to school, university and recreation!*



Kitchen - Open, bright kitchen with an abundance of oak cabinets and laminate counter tops. Breakfast bar/desk and pantry. Large PVC window overlooks the back yard. Built-in dishwasher. Vinyl flooring.

Living/Dining Room - L-shaped living and dining room with gleaming oak hardwood floors and built-in oak shelving. Living room with large PVC picture window lets the sunshine in. The dining room has a built-in china cabinet and beautiful Bay window that overlooks the meticulously kept back yard.

Bedrooms - 3 bedrooms on the main floor are spacious with ample closet space. The Primary bedroom offers a large Bay window and quality wall to wall carpet. 2nd bedroom has oak hardwood floors. 3rd bedroom with wall to wall carpet.

Bathrooms - 4 piece main bathroom with vanity, mirrored glass shower doors and vinyl flooring. 3 piece bath on lower level.



Lower Level - Spacious family room with stripped cedar wainscoting and laminate flooring. 3 piece bath with pedestal sink. Large bonus room/home office. Laundry/storage room.

Yard - Partially fenced and beautifully landscaped. Patio area off the back entrance. Gazebo. Asphalt driveway. Garden shed (2018).

Extras - Great location for families! Well maintained and tastefully decorated! PVC windows. Complete new roof and shingles in 2020. Newer fascia and soffits.



Age: 1962

Lot Size: 65' x 125' (8,125 sq ft)

House Size: 1,040 sq.ft

Taxes: \$3,733.58 Gross/2022 (Net \$3,295.08)

Heat: EFA (Approx. \$230.00 per month)

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.

