



# 69 Hargrave Bay - \$115,500.00

**3 Bedroom - Mobile**  
**Manasan Park - 6/2/24339**

*Great price on this 3 bedroom mobile home!*  
*Well maintained! Great location! Move in ready!*  
*Playground across the street!*



**Kitchen** - Large kitchen with plenty of oak cabinets and counter space. PVC window over double stainless steel sinks. Spacious dining area. Stainless steel appliances include built-in dishwasher. Laminate flooring flows throughout.

**Living Room** - Sunken living room with great open concept to the kitchen and dining area with quality laminate flooring. Large PVC Bay window lets in plenty of light. Cathedral ceiling.

**Bedrooms** - 3 bedrooms with laminate flooring, large closets and PVC windows. Primary bedroom is spacious and features a renovated 4 piece ensuite and walk-in closet.



**Bathroom** - 4 piece main bathroom has been recently renovated and features a modern vanity and vinyl flooring.

**Yard** - Large yard is fully fenced and landscaped. Shed. Asphalt drive.

**Extras** - Very well maintained home! In the last 8 years upgrades include: vinyl siding, insulated skirting, heat trace, new exterior doors, new trim and mouldings throughout, newer furnace motor. Shingles (2010). 2" x 6" construction. Low property taxes!



**Age:** 1989  
**Heat:** EFA (Approx. \$205.00 per month)  
**Lot Size:** 38' x 120' (4,560 sq ft)  
**House Size:** 1,184 sq ft  
**Taxes:** \$1,986.17 Gross/2022 (Net \$1,548.67)  
**Possession:** Negotiable



## 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](http://www.remaxthompson.mb.ca)

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

