



168 Arctic Dr. - \$172,000.00
3 Bedroom/2 Bathroom - Mobile Home
Burntwood Area - 2/4/6452

Exceptionally well maintained mobile home!
Many amenities and quality finishing!
Walking distance to Burntwood Elementary!



Kitchen: Spacious eat-in kitchen with an abundance of "Chestnut" oak cabinets and plenty of counter space. Extra bank of cabinets with glass display cabinets above. Nook area is a perfect coffee bar or desk space. Porcelain tile sinks. Large pantry. Appliances to stay.

Living Room: Nice and bright with large PVC picture window that allows for plenty of natural light. Cathedral ceilings and quality laminate plank flooring that flows through the kitchen to the Primary bedroom.

Bedrooms: 3 bedrooms. Large Primary bedroom with newer laminate flooring, spacious 3 piece ensuite with oversize vanity, walk-in shower, walk in closet and linen cabinet. 2nd and 3rd bedrooms have wall to wall carpet and PVC windows.

Bathrooms: 4 piece main bath with vinyl flooring, soaker tub and spacious vanity.

Yard: Nicely landscaped. 12' x 14' shed. Extra long asphalt driveway.

Extras: Great location! Newer PVC Argon windows throughout. Maintenance free exterior. Water lines are heat traced. Chattels to stay include fridge, stove, dishwasher and window air conditioner.



Age: 2011
Lot Size: 45' x 130' (5,850 sq ft)
House Size: 1,216 sq ft
Taxes: \$2,772.26 Gross 2022 (Net \$2,334.76)
Heat: EFA (Approx. \$130.00 per month)
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

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

