



16 Confederation - \$150,000.00

3 Bedroom - Bungalow
Southwood Area - 35/129/834

*Super starter home or revenue property!
Quiet street! Private back yard!*



Kitchen - Bright eat-in kitchen with Ikea cabinets and double stainless steel sinks. Freshly painted. Vinyl flooring.

Living Room - Lots of natural light from the large PVC picture window. Freshly painted. Laminate flooring.

Bedrooms - 3 bedrooms on the main floor with ample closet space, laminate flooring and newer PVC windows.

Bathrooms - 4 piece main bathroom has been renovated with new toilet, sink, vanity, modern light fixture and vinyl plank flooring. 2 piece bath on lower level.

Lower Level - Large, open rec room is 75% finished. Bar area for entertaining. Concrete floor. Bonus room can be a home office or hobby room. Laundry/utility room.

Yard - Partially fenced (side fence replaced in 2020) and landscaped. Private yard backs onto Southwood Park.

Extras - Well maintained home. Shingles done in 2020. Some new plugs and light switches. Upper level freshly painted. Low property taxes!



Age: 1968

Lot Size: 55' x 125' (6,875 sq ft)

House Size: 800 sq ft

Taxes: \$2,997.94 Gross/2023 (Net \$2,647.94)

Heat: EFA

Possession: TBA

RE/MAX[®] THOMPSON

Each office independently owned and operated.

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.

