



152 Riverside Dr. - \$309,000.00

2 + 2 Bedroom - Bi-Level
Riverside Area - 3/56/751

Located on the tree line in popular Riverside!
This home has many features and is close to school and downtown amenities!



Kitchen - Beautiful custom kitchen features an abundance of white glazed Maple cabinets, granite counter tops and tumbled marble back splash. Island counter provides additional work space. Heated travertine tile floors. Breakfast area. Floor to ceiling window window overlooks the tree line back yard. Access to the back deck.

Living/Dining Room - Spacious living room and formal dining room is perfect for hosting and entertaining. Red oak floors. Fireplace anchors the room (would require an inspection).

Bedrooms - 2 spacious bedrooms on the main floor with upgraded flooring and ample closet space. 2 bedrooms on the lower level.

Bathrooms - 4 piece main bathroom with large vanity and heated travertine tile floors. 3 piece bath on the lower level with walk-in shower.



Lower Level - Oversize rec room with wall to wall carpet and fireplace with tile and stone hearth. Wet bar. 2 bedrooms are spacious with wall to wall carpet. Laundry/utility room is nice and bright with new cabinetry and laminate floors.

Yard - Large lot. Private back yard on the treeline is nicely landscaped. Raised wooden deck off the back entrance. Double concrete driveway.

Garage - Single attached garage.

Extras - Location! Location! Maintenance free vinyl siding. Shingles replaced in 2021.



Age: 1969

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

House Size: 1,176 sq.ft

Taxes: \$5,409.96 Gross/2023 (Net \$5,059.96)

Heat: EBB (Approx. \$250.00 - \$300.00 per month)

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.

