



222 Wuskwatim Bay - \$249,000.00

2 + 2 Bedroom - Bi-Level
Burntwood Area - 18/190/879

*Move right into this great Burntwood home!
Quiet street! Close to school and shopping!*



Kitchen - Open eat-in kitchen with plenty of cabinets and lots of counter space. PVC window over double stainless steel sinks overlooks the back yard. Built-in dishwasher. New vinyl plank flooring.

Living Room - Nice and bright! Open concept to the kitchen with new vinyl plank flooring and large PVC picture window.

Bedrooms - 2 bedrooms on the main floor with new vinyl plank flooring, ample closet space and PVC windows. Primary bedroom is large with direct access to the main bath.

Bathroom - 4 piece main bathroom with large vanity. 3 piece bath down.



Lower Level - Fully developed lower level. Large rec room area with wall to wall carpet. 2 legal bedrooms with wall to wall carpet. 3 piece bath off the laundry area. Storage under the stairs with freezer.

Yard - Partially fenced and nicely landscaped. Raised wooden deck off back entrance. Permitted fire pit area. 10' x 20' storage building with overhead door into back yard. Double concrete driveway.

Garage - Double attached garage on concrete pad is insulated and wired. New insulated automatic doors in 2022.

Extras - Great family location! New vinyl plank flooring throughout the main floor, paint and trim in 2024. All new baseboard heaters in 2023. 35 year shingles are 7 years old. New PVC windows on the main floor and 2 front windows on the lower level. Attic insulation upgraded to R50. 2" x 6" construction.



Age: 1988

Lot Size: 60' x 120' (7,200 sq ft)

House Size: 864 sq ft

Taxes: \$4,649.93 Gross 2023 (Net \$4,299.93)

Hydro: EBB (Approx. \$200.00 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.

