



**59 Mallard Cr. - \$259,000.00**

**2 Bedroom - Bungalow  
Westwood Area - 7/112/777**

***Pride of ownership shines though! Great location!  
Close to schools, shopping and recreation!***



**Kitchen** - Nice, modern and bright kitchen with "Thermofoil" cabinets by Kitchen Craft and stainless steel appliances. Laminate counter tops and quality flooring. PVC window over double stainless steel sinks overlooks the back yard. Open to the dining area with garden doors to the raised wooden deck.

**Living Room** - Tastefully decorated with "Hercules" laminate flooring and large triple pane PVC picture window.

**Bedrooms** - 2 bedrooms on the main floor with laminate flooring, PVC windows and ample closet space.

**Bathroom** - 4 piece main bathroom with granite top vanity and soaker tub and ceramic tile floor and wall. 4 piece bath down.

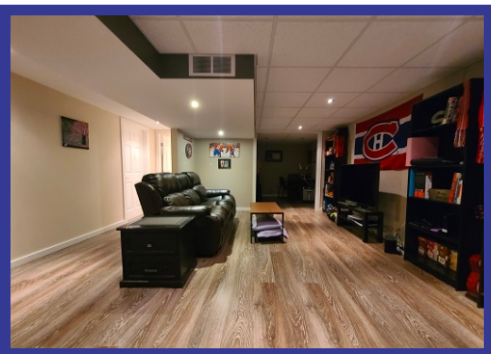


**Lower Level** - Fully developed family room, insulated and subfloor, finished with modern colors and laminate flooring. Suspended ceiling with pot lights. Woodstove. 4 piece bath with ceramic walk-in shower and ceramic floor, vanity with his/her sinks. Spacious bonus room. Extra office space. Laundry room.

**Yard** - Yard is fenced and landscaped. Raised wooden 20' x 16' deck in back (re-levelled 2024). Concrete driveway. 6' fence. Large lot.

**Garage** - Car and a half detached garage is insulated and wired on concrete pad.

**Extras** - Very well maintained bungalow in popular Westwood sub-division. Maintenance free exterior. PVC windows. Central air. Additional insulation added to the attic, walls and basement.



**Age: 1964**

**Lot Size: Irregular (8,950.88 sq ft)**

**House Size: 884 sq ft**

**Taxes: \$**

**Hydro: 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](http://www.remaxthompson.mb.ca)

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

