



# 86 Wuskwatim Bay - \$198,000.00

## 3 Bedroom - Bungalow Burntwood Area - 45/190/879

*Location, Location! Five minute walk to School & Bus route.  
Recently remodeled throughout the main level!*



**Kitchen:** Galley style kitchen with brand new melamine cabinets, counter tops and sink.

**Living Room:** Bright and Spacious! Plenty of natural light pours through the large PVC picture window with side openers. New Laminate flooring flows throughout the main level.

**Bedrooms:** 3 bedrooms with new flooring and large closets.

**Bathrooms:** 4 piece main bathroom has been renovated with all new fixtures and flooring.

**Lower Level:** Undeveloped! Waiting for your personal design.

**Yard:** Large back yard is partially fenced and on the treeline.



**Extras:** PVC Windows, freshly painted throughout, All new flooring, new interior doors and trim. New appliances negotiable.



**Age:** 1971

**Lot Size:** 60' x 100' (6,000 sq ft)

**House Size:** 832 Sq. Ft.

**Taxes:** \$2,729.73 Gross 2024 (Net \$1,798.64)

**Heat:** EEG

**Possession:** Immediate



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

