



24 Pelican Cr. - \$410,000.00

2 + 3 Bedroom - Bungalow

Westwood Area - 29/106/777

Big, bold and beautiful! From the moment you step into this custom built bungalow you will feel right at home!

Kitchen - Absolutely gorgeous with dark cabinets accented with granite counter tops and glass tile back splash. The large island is wired and also has a granite counter top. Nice PVC window over the double stainless steel sinks. Over and under cabinet lighting. Huge bay window area makes the perfect breakfast area. Tile flooring. Quality stainless steel appliances include fridge, built-ins include dishwasher, microwave, oven, counter top stove and range hood.

Living/Dining Room - Open concept living and dining room creates a great space for entertaining. Beautiful oak hardwood floors gleam from the loads of natural light that flow in from the wall of windows. Wood burning fireplace with tile front is the focal point of the room. Garden doors off the dining area lead to the deck.

Bedrooms - 2 bedrooms on the main floor. With lots of room for a king size bed, the Primary bedroom features new laminate flooring, large walk-in closet and 5 piece ensuite. Ensuite features a separate jetted tub, walk in shower and heated tile floor. Gorgeous feature window with bench area. 2nd bedroom has new laminate flooring and double closet. 3rd, 4th & 5th bedrooms down.

Bathrooms - 4 piece main bathroom features a good size vanity and Boeing tub with rain shower head. 5 piece ensuite off the master. 3 piece bathroom down.

Lower Level - The curved oak staircase leads to the rec room area that is large and open with possibilities galore! Attractive curved accent wall. Wall to wall carpet and large windows. Plenty of pot lighting and modern color scheme. 3rd bedroom is large with wall to wall carpet, walk in closet and double closet. 4th & 5th bedrooms have wall to wall carpet. 3 piece bath features a walk-in shower with amazing tile work and tile flooring.

Yard - Fenced and nicely landscaped. Interlocking brick driveway flows to the backyard. Large composite deck means you never have to stain or paint! Large storage shed.

Garage - Double attached garage with access to home interior. Insulated and wired. Garage door opener. Great built-in storage shelves.

Extras - Great family home! Main floor laundry room with matching sink and cabinets. Custom blinds throughout. HRV Unit. PVC windows throughout. Central Vac. 2' x 6' construction. Stucco exterior. Updated alarm system with video surveillance integrated. Fascia plug-ins and pot lights. 2 outdoor faucets. Roof insulation is R60. Central air installed June 2023.

Age: 2007

Heat: EFA (Approx. \$340.00 per month).

Lot Size: Irregular (8,159.68 sq ft)

House Size: 1524 sq.ft

Taxes: \$7,784.90 Gross/2024 (Net \$6,363.98)

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.remmaxthompson.mb.ca

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

