



87 Elk Bay - \$330,900.00

3 Bedroom - 2 Storey

Deerwood Area - 7/66/754

Pride ownership shines through in this immaculate home! Beautifully finished throughout!



Front Entrance - Added onto the home the spacious front entrance provides privacy. Floor to ceiling storage shelves. Laminate flooring.

Kitchen - Absolutely gorgeous! Cooking won't be a chore in this modern kitchen with top of the line stainless steel appliances. (fridge, stove, built-in dishwasher, oven, warming oven, wine fridge). Beautiful cabinetry with granite counter tops. Huge island with granite counter tops and plenty of storage. Large PVC window over deep, stainless steel farm sinks. White Oak hardwood floor flows into the dining room and living room.

Sitting Room- Off the dining room this unique room overlooks the back yard. Lots of windows finished with crown moulding. Laminate flooring with in-floor heat.

Living Room - Tastefully decorated with white oak hardwood floors. Large PVC window.

Bedrooms - 3 bedrooms on the upper level and all have beautiful hard wood flooring. Large master bedroom with a double closet. 2nd bedroom is also large with built-in shelving.

Bathroom - 4-piece bathroom on the upper level features a fantastic vanity with 2 sinks and separate mirrors! State of the art shower and heated floors.

Lower Level - Rec room is finished with wall to wall berber carpet, wainscoting and scone lighting. 2-piece powder room has a pedestal sink and tile floor. Large laundry/storage room with front loading washer and dryer. 60 gallon hot water tank.

Yard - Back yard is a private oasis created to enjoy the summer! Sit around the gas fireplace after you are done swimming in the heated above ground pool or you can relax in the 3 season room! Extensive decking and a front porch that runs the length of the house. Fully fenced. CANXEL siding. Concrete drive.

Extras- Professionally renovated! This home is in a great family location. Close to deerwood school and the rotary splash park. Central air conditioning. HRV Unit. Electric forced air furnace. Newer 200 amp panel. PVC windows throughout.



Age: 1962

Lot Size: 54' x 125' (6,750 SqFt)

House Size: 1058

Taxes: \$5,595.57 Gross 2023 (Net \$5,245.57)

Heat: 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

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

