



52 Elk Bay - \$224,000.00

3 Bedroom - Bungalow

Deerwood Area - 16/65/754

**Located on a quiet street! Great family location!
Close to school and splash park!**



Kitchen - Newer Kitchen Craft cabinets and counter tops. Modern ceramic tile backsplash. PVC window over double stainless steel sinks overlooks the back yard. Stainless steel appliances.

Living/Dining Room - L-shaped living and dining room with laminate flooring.

Bedrooms - 3 bedrooms on main level have laminate flooring, PVC windows and have been freshly painted.

Bathroom - 4 piece main bathroom is spacious and modern.

Lower Level - Rec room is half laminate and half carpet. Pine wainscoting. Bonus room. 3 piece bath with tiled stand up shower. Storage room and laundry room.

Yard - Large yard is fenced and landscaped.

Garage - Single detached garage on concrete pad is insulated and wired. New insulated overhead door

Extras - Newer HWT (2016) and EFA furnace (2016). Shingles done in sept 2016. Eaves and soffits in 2017. Interior and Exterior freshly painted. Sump pump installed and new lighting.



Age: 1961

Lot Size: Irregular (8759.75 sq ft)

House Size: 1000 sqft

Taxes: \$3,488.73 gross- 2024

Heat: EFA- approx \$268/ 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.net

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

