



256 Deerwood Dr. - \$189,000.00

**2 Bedroom - Bungalow
Deerwood Area - 16/75/755**

**Great starter home in a great family location!
Walk to schools, shopping and recreation!**



Kitchen - Spacious eat-in kitchen with plenty of painted wood cabinets. Large window over double stainless steel sinks. Vinyl flooring.

Living Room - L-shaped living and dining room with original oak hardwood floors. Large picture window allows lots of natural light. Stone look feature wall. Pellet stove.

Bedrooms - 2 bedrooms on the main floor with large closets and laminate flooring.

Bathroom - 4 piece main bathroom with modern vanity and vinyl flooring. 3 piece on lower level with stand-up shower and laminate flooring.

Lower Level - Open rec room with laminate flooring. Large Bedroom with laminate flooring. Storage room. Utility room.

Yard - Fenced and landscaped. 14' x 20' insulated workshop. Yard backs onto buffer.

Extras - Super location! Easy walking distance to Deerwood Elementary School and Westwood Shopping Mall. Shingles, soffits, fascia and eaves done in 2024.



Age: 1961

Lot Size: Irregular (8,352.75 sq ft)

House Size: 1,040 sq ft

Taxes: \$3,412.02 Gross 2024 (Net \$2,330.63)

Heat: EEG (Approx. \$290.00 per month)

Hydro: Approx. \$60.00 per 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.

