



40 Knight Pl. - \$297,000.00

3 + 1 Bedroom - Bi-Level

Burntwood Area - 18/2/25470

Custom built executive home!

Situated on a quiet cul-de-sac in popular sub-division!

Very well maintained and move in ready!



Kitchen - Large, bright kitchen with oak cabinets and laminate counter tops. Newer stainless steel appliances include a built-in dishwasher. Windows overlook the back yard. Garden door off the dining area leads to the raised deck. Vinyl flooring.

Living/Dining Room - Step down from the dining room into the living room that provides lots of natural light. Living room with wall to wall carpet. Dining room with vinyl flooring.

Bedrooms - 3 spacious bedrooms on the main floor with wall to wall carpet and ample closet space. Primary bedroom with 3 piece ensuite.

Bathrooms - 4 piece main bathroom with large vanity and vinyl flooring.

Lower Level - Spacious rec room with large windows and laminate flooring. 4th bedroom with wall to wall carpet and large closet. Laundry and utility room.



Yard - Yard is fully fenced and landscaped. Mature trees. Raised wooden deck. 2 sheds. Double inter-locking brick driveway.

Garage - Double attached garage is heated, insulated and wired. Direct access to house. EDO.

Extras - Great family home is in walking distance to school and shopping. Newer central air. 2" x 6" construction. Re-shingled 5 years ago.



Age: 1992

Lot Size: Irregular (9,224 sq ft)

House Size: 1,241 sq.ft

Taxes: \$5,806.46 Gross/2024 (Net \$4,547.60)

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.net

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

