



51 Baffin Cr. - \$245,000.00

3 Bedroom - Bungalow Burntwood Area - 7/151/849

***Spacious bungalow located close to Burntwood School and dog park! Lots of upgrades!
Move in ready!***



Kitchen - Large kitchen with an abundance of oak cabinets with laminate counter tops. Large island with stools and extra cupboards underneath - great for families and entertaining. PVC window over double stainless steel sinks overlooks the back yard. Newer stainless steel appliances. Tile floor.

Living/Dining Room - L-shaped living and dining room. Plenty of natural light flows in from the large PVC windows. Oak hardwood floors.

Bedrooms - 3 spacious bedrooms on the main floor all have laminate flooring and large closets. The Primary bedroom features a 2 piece ensuite.

Bathrooms - 4 piece main bath with soaker tub, oak vanity and tile floors. 4 piece bath down.



Lower Level - Large, open rec room with wall to wall carpet and suspended tile ceiling. Bonus room with PVC window and double closet. 4 piece bath with jetted tub. Plenty of under the stair storage. Large laundry/utility room with shelving.

Yard - Oversize lot is fully fenced, landscaped and backs onto a park. Raised deck with built-in bench seating.

Garage - Single detached garage on concrete pad is wired. Shingles done in 2015. Electric door opener.

Extras - Excellent family location! Walking distance to elementary school. HRV. Many upgrades in 2008 including; added insulation in walls and attic, electrical panel, bathrooms, back-up valve, kitchen and much more. Shingles replaced in 2015.



Age: 1971

Heat: EBB (Approx. \$267.00 per month)

Lot Size: 40' x 217.5' (8,700 sq ft)

House Size: 1,152 sq.ft

Taxes: \$4,411.09 Gross 2024 (Net \$3,109.62)

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.

