



59 Pickerel Cr. - \$239,000.00

3 Bedroom - Bungalow

Westwood Area - 33/124/778

**Well maintained Westwood bungalow!
Beautiful back yard on the treeline!**



Kitchen - Galley style kitchen is open to the dining area with plenty of cabinets. PVC window over double stainless steel sinks. Stainless steel appliances. Garden doors off the dining area lead to the deck in back. New luxury vinyl plank flooring in kitchen and hallway.

Living Room - Natural light floods the living room from the large PVC picture window (installed in 2022). Professionally refinished hardwood floors. Built-in shelving and fire place with brick surround (needs inspection).

Bedrooms - 3 bedrooms on the main floor with wall to wall carpet, PVC windows and ample closet space.

Bathroom - 4 piece main bathroom large vanity, tile surround and luxury vinyl plank flooring. 3 piece bath down.



Lower Level - Fully developed family room with new laminate flooring, suspended ceiling with plenty of recessed lighting. 3 piece bath/laundry combo. 2 storage rooms.

Yard - Beautiful, private tree line back yard is fully fenced and landscaped. Tiered back deck. Concrete driveway. 2 sheds.

Garage - Car and a half detached garage is insulated and wired on concrete pad. Electric door opener.

Extras - Very well maintained bungalow in popular Westwood sub-division. Shingles done in 2022. R50 insulation in attic. Hot water tank in 2023. Recently painted.



Age: 1964

Lot Size: 60' x 120' (7,200 sq ft)

House Size: 1,040 sq ft

Taxes: \$4,609.48 Gross 2024 (Net \$3,264.30)

Hydro: EFA (Approx. \$285.00 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.

