

## 168 Arctic - \$172,000.00 3 Bedroom - Mobile Burntwood - 2/4/6452

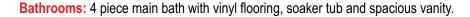
Exceptionally well maintained mobile home!
Many amenities and quality finishing!
Walking distance to Burntwood Elemetary!



**Kitchen:** Spacious eat-in kitchen with an abundance of "Chestnut" oak cabinets and plenty of counter space. Extra bank of cabinets with glass display cabinets above. Nook area is a perfect coffee bar or desk space. Porcelain tile sinks. Large pantry. Appliances to stay.

**Living Room:** Nice and bright with large PVC picture window that allows for plenty of natural light. Cathedral ceilings and quality laminate plank flooring that flows through the kitchen to the Primary bedroom.

**Bedrooms:** 3 bedrooms. Large Primary bedroom with newer laminate flooring, spacious 3 piece ensuite with oversize vanity, walk-in shower, walk in closet and linen cabinet. 2nd and 3rd bedrooms have wall to wall carpet and PVC windows.



Yard: Nicely landscaped. 12' x 14' shed. Extra long asphalt driveway.

**Extras:** Great location! Newer PVC Argon windows throughout. Maintenance free exterior. Water lines are heat traced. Chattels to stay include fridge, stove, dishwasher and window air conditioner.



Age: 2011

Lot Size: 45' x 130' (5,850 sq ft)

House Size: 1,216 sq ft

Taxes: \$3,616.57 Gross 2024 (Net \$2,840.12) Heat: EFA (Approx. \$130.00 per month)

**Possession: TBA** 





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

