



**8 Knight Pl. - \$395,000.00**

**3 + 1 Bedroom - Bungalow  
Burntwood Area - 20/2/25470**

*Pride of ownership shines through in this warm and inviting Burntwood bungalow!*



**Kitchen/Family Room** - Open concept kitchen, dining and family room is great for entertaining! The kitchen features Oak cabinets with black granite counter tops and tile back splash. Large double farm style stainless steel sinks. Porcelain tile floor. Stainless steel appliances (new dishwasher). New quality laminate flooring flows throughout the rest of the upper level. Garden doors off the family room lead to the private back yard.

**Dining Room** - Formal dining room with large window and new laminate flooring.

**Living Room** - This spacious room features a beautiful Bay window concept and new laminate flooring.

**Bedrooms** - 3 bedrooms on the main floor with new laminate flooring. The Primary bedroom is large and features a walk-in closet and 3 piece ensuite with new modern vanity. 2nd and 3rd bedrooms are good size with double closets. 4th bedroom down with double closet and murphy bed.

**Bathroom** - 4 piece main bathroom with Boeing tub, vanity and tile flooring. 3 piece ensuite. 3 piece bath on the lower level features a large walk-in shower and vanity with glass vessel sink.

**Lower Level** - Nice, open rec room is made to entertain with a full wet bar and stools with granite top and built-in shelving unit with electric fireplace. Suspended ceiling and laminate flooring. 4th bedroom. 3 piece bath. Bonus room. Large utility room. Pool table.

**Yard** - Nicely landscaped with mature trees. Back yard oasis if fully fenced and features a deck area to enjoy those summer days. Double interlocking brick driveway.

**Garage** - Double attached garage is wired. Direct access to the house. Electric door opener.

**Extras** - This big, beautiful home features over 1,600 sq ft of finished living space on each level! Tastefully decorated throughout! Vaulted ceiling creates a nice open feel. Large front entrance. Main floor laundry. PVC windows throughout. Brick & stucco exterior. Re-shingled in 2020. 60 gallon hot water tank. HRV. 2" x 6" construction. house freshly painted in 2023. Appliances negotiable

**Age: 1995**

**Lot Size: 60' x 130' (7,800 sq ft)**

**House Size: 1,633 sq.ft.**

**Heat: EFA( approx: \$284/month)**

**Property Taxes: \$6,661.12 Gross/2021 (Net \$4,863.99)**

**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.mb.ca](http://www.remaxthompson.mb.ca)

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

