



44 Sandpiper - \$242,000.00

3 Bedroom - Bungalow

Westwood - 36/109/777

Well maintained family home situated in popular Westwood sub-division!



Kitchen - Spacious, renovated kitchen with new "Shaker" cabinets and counter tops. PVC window over double stainless steel sinks. Appliances to stay. New laminate flooring, paint and trim.

Dining Room - Nice size dining room with patio doors to the back yard. New laminate flooring, paint and trim.

Living Room: Nice and bright with lots of natural light from the large PVC Bow window. Beautiful oak hardwood floors.

Bedrooms: 2 bedrooms on the main floor with laminate flooring and triple pane PVC windows. Both rooms have been freshly painted.



Bathrooms: 4 piece main bath has been renovated with new tub, surround, toilet and flooring. 4 piece bath down.

Lower Level: Nice, open rec room with new wall to wall carpet, drywall, paint and trim throughout. Bonus room with new paint and trim. 4 piece bath with new flooring, toilet and sink. Laundry/utility room.

Garage: Double detached garage on concrete pad is heated, wired and insulated.

Yard: Situated on an oversize inside corner lot. Mature landscaping. Shed.

Extras: Move on in! All renovations professionally completed by Burntwood Custom Builders. House and garage re-shingled in 2020. Central air. New furnace in January 2025.



Age: 1964

Lot Size: Irregular (9,415.89 sq ft)

House Size: 968 sq ft

Property Tax: \$4,560.23 Gross 2024 (Net \$3,225.90)

Heat: EFA

Possession: TBA

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55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remaxthompson.net

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is not warranted to be so.

