

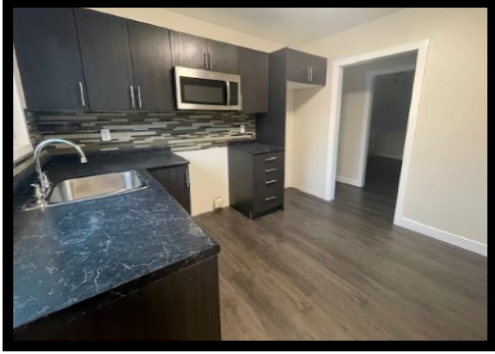


**28 Trout Ave - \$258,900.00**

**2 +2 Bedroom - Bungalow**

**Westwood Area - 15/122/778**

**Completely renovated 4 Bedroom family home!  
Walking distance to schools, University and Rec Center!**



**Kitchen** - Newer kitchen Craft cabinets with ceramic tile back splash and laminated counter tops.

**Dining Room** - Separate dining area overlooking kitchen/ livingroom

**Living Room** - Nice and bright with lots of natural light from the PVC bay window. Well maintained hardwood floors.

**Bedrooms** - 2 bedrooms on the main floor with ample closet space. New Laminate flooring throughout the home. 2 bedrooms on lower level.

**Bathroom** - 4 piece main bathroom with new vanity, toilet and tub. 3 piece on lower level.

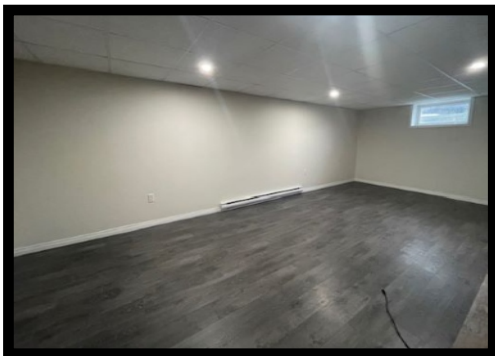


**Lower Level** - Open design offering spacious family room with newer flooring, suspended tile ceiling and pot lighting. 2 bedrooms have laminate flooring, large windows offer full egress. 3 piece bathroom. storage / utility room.

**Yard**- Yard is partially finished and landscaped.

**Garage** - Double attached garage on concrete floor.

**Extras** - Move in ready! Shingles, PVC windows done in 2021. Garage roof in 2025. New interior doors, trim, flooring, and paint 2025. Exterior painted/ sided 2025. New garage door with opener. new front deck 2025. Concrete driveway.



**Age: 1964**

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

**House Size: 996 sq ft**

**Taxes: \$4,577.47 Gross 2025**

**Heat: EFA- Approx \$253.00/ monthly**

**Possession: TBA**

**REMAX 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](http://www.remaxthompson.net)

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

