



8 Martin Bay - \$160,000.00

3 Bedroom - Bungalow

Deerwood - 27/67/754

***Available for immediate possession!
3 bedroom bungalow in need of painting & flooring.***



Kitchen - Eat in kitchen with oak cabinets and laminate flooring. Double stainless steel sinks and a built in dishwasher. Opening to the living room gives the open concept feel.

Living Room - Spacious and bright with a newer large PVC picture window that has 2 openers to get that fresh air. Wall to wall carpet.

Bedrooms - 3 spacious bedrooms on the main floor have large closets and wall to wall carpet.

Bathrooms - 4 piece main bath has vinyl flooring, soaker tub and tub surround. 3 piece bath on the lower level.



Lower Level - Large open family room has wall to wall carpet, suspended tile ceiling and wall lighting. Wood stove (requires updating) Walk up wet bar with nice wood features. Bonus room would make an excellent office of hobby room. Laundry and utility room.

Garage - the 24 X24 garage has a concrete pad and is insulated and wired.

Yard - Fully fenced and landscaped with some mature trees. Asphalt driveway is long and offers extra parking spaces.

Extras - Roof replaced 7 years ago. Newer fascia and soffits. Walking distance to Deerwood school, highschool, the University and the splash park! Great Deerwood location!



Age: 1961

Lot Size: 55 X 125 (6,875 Sq Ft)

House Size: 968 sq ft

Taxes: \$4,095.75 Gross 2024 (Net \$3,213.74)

Heat: EFA

Possession: Immediate

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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.

