



31 Rankin Cr. - \$239,000.00

3 Bedroom - Bungalow

Burntwood Area - 16-149-849

*Excellent location for the outdoor enthusiast!
Enjoy the Millennium trail, tennis and basketball courts,
skate park and easy snowmobile access!*



Kitchen - Spacious eat-in kitchen with plenty of oak cabinets, pantry and laminate counter tops. Double stainless steel sinks. Laminate flooring. Stainless steel appliances including built in dishwasher. Open to the dining area with large PVC window and access to the large raised deck.

Living Room - L-shaped living and dining area with laminate flooring. Built-in custom electric fireplace with live edge wood mantle create a great focal point for the space. Large picture window lets the sunshine in.

Bedrooms - 3 bedrooms on the main floor with PVC windows and laminate flooring. The Primary bedroom features a 2 piece ensuite.

Bathrooms - 4 piece main bathroom with modern vanity and laminate flooring.



Lower Level - Oversize rec room with laminate flooring and gas fireplace to keep you warm. Bonus room with wall to wall carpet. Laundry/ utility room.

Yard - Fully fenced yard. Raised wooden deck. Large field across the street is great for snowmobile access of room for Rover to run!

Garage - Double detached garage on concrete pad is insulated and wired. Electric heater. Shelving. Electric door opener.

Extras - Super family location! Home has 3 access doors. All upper windows are PVC. Newer light fixtures throughout. Shingles, soffits and fascia replaced in 2021. Roof insulation is R60



Age: 1971

House Size: 1,040 sq ft

Lot Size: 60' X 120' (7,200 sq. ft)

Heat: EBB

Taxes: \$4,908.73 Gross 2025 (Net \$3,408.73)

Possession: TBA

 **REMAX** THOMPSON

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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.

