



80 Sturgeon - \$214,000.00

2 +2 Bedroom- Bi-level

Westwood - 2/120/806

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

\$2000.00 cash incentive towards new washer/ dryer



Kitchen - Large modern kitchen with plenty of fresh white cabinets and laminate counter tops. Double stainless steel sinks located below the PVC window. Stainless steel appliances with built in dishwasher. Vinyl flooring.

Dining Room: Good size dining area with beautiful built in china cabinet. New Garden doors lead you out to the backyard deck, great for entertaining.

Living Room: Nice and bright with lots of natural light that pours in from the large PVC window overlooking the street .Laminate flooring.

Bedrooms: 2 large bedrooms on the main floor with wall to wall carpet. Another 2 bedrooms on lower level also with wall to wall carpet.

Bathrooms: 3 piece main bath with newer walk in shower and tile floor. 4 piece bath down.

Lower Level: Nice, open rec room with wall to wall carpet, gas fireplace, laundry area, storage room and 4 piece bathroom with tile surround.

Garage: Single detached garage is insulated and wired on a concrete pad.

Yard: Partially fenced and landscaped. Backs onto the treeline. Raised deck. interlocking brick driveway.

Extras: Well maintained family home in a great location! PVC windows are new throughout main floor. Brand new garden doors (\$9800.00) Hot water tank 2019



Age: 1970

Lot Size: 54.15' x 130.64' (7,074.27 sq ft)

House Size: 906 sq ft

Property Tax: \$3,250.09 Gross 2024 (Net \$2,204.37)

Heat: EEG- \$256.00/ month on budget. Hydro-\$100.00/ month

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.

