



39 Pickerel Cr. - \$220,000.00

3 + 2 Bedroom - Walk-out Basement

Westwood - 38/124/778

Over 2,500 sq ft of finished living space!

Excellent location! Walking distance to schools and recreation!

A great home for a large or growing family!



Kitchen - Large kitchen with plenty of oak cabinets with laminate counter tops. PVC window over Double stainless steel sinks. Built-in dishwasher. Open to the dining area with laminate flooring.

Dining Room - Nice and bright with laminate flooring. Access to the side deck is great for summer entertaining!

Living Room - Spacious living room with newer laminate flooring. Large windows overlook the private back yard. Patio doors lead to the main floor balcony that also provides nice views of the back yard. Bonus room off the living room could be a home office, playroom or modified into an additional bedroom.

Bedrooms - 3 bedrooms on the main floor with ample closet space, triple pane windows and wall to wall carpet. Primary bedroom is large with double closets and extra storage. 2 bedrooms on lower level.

Bathrooms - 5 piece main bathroom with vanity with double sinks, triple pane window and tub surround. 2 piece and 4 piece bath on lower level.

Lower Level - Large walk-out lower level! Rec room features wall to wall carpet, pool table area and large windows that overlook the back yard. Woodstove (will require a WETT inspection). Access to back patio and yard. 2 bedrooms. One of the extra bedrooms has a 4 piece ensuite with newer vanity and tub surround. 2 piece bath. Large bonus room provides additional storage. Laundry room.

Yard - Oversize lot is partially fenced and landscaped. Side deck. Shed.

Extras - Well maintained family home! Shingles replaced in 2019. Hot water tank 2 years old. Most baseboard heaters have been updated.



Age: 1972

Lot Size: Irregular (10,744.71 sq ft)

House Size: 1,288 sq ft

Taxes: \$6,250.16 Gross 2025 (Net \$4,750.16)

Heat: EBB

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

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

