



40 Rankin Cr. - \$185,000.00

3 Bedroom - Bungalow

Burntwood Area - 13/148/849

Nice family home located on buffer treeline! Convenient access to off-roading trails and back yard privacy!



Kitchen - Bright eat-in kitchen with plenty of cabinets. Spacious dining area. PVC window over double stainless steel sinks overlooks the back yard. Large pantry. Laminate flooring. Fridge, stove and built-in dishwasher incl.

Living Room - Large picture window lets the sun shine in. Laminate flooring flows down the hall to the bedrooms. Opening in the wall to the kitchen area.

Bedrooms - 3 bedrooms on the main floor all have laminate flooring, PVC windows, ample closet space and ceiling fans.

Bathrooms - 4 piece main bathroom features a large Oak vanity and laminate flooring. 4 piece bath on lower level is large and bright with marble top vanity and laminate flooring.

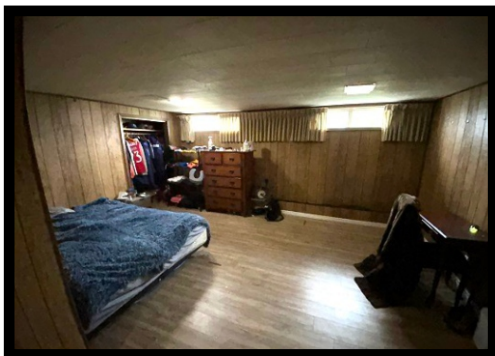


Lower Level - L-shaped rec room with laminate flooring and baseboards. 2 extra rooms are great for office or work out space. Laundry room with vinyl flooring. Large laundry sink with washer and dryer to stay.

Yard - Private treeline yard is partially fenced with gate to treeline. Approx. 12' x 16' sunroom/workshop in back yard is insulated, wired and heated

Garage - 12' x 24' detached garage.

Extras - Walking distance to Burntwood School. Shingled in 2017. Hot water tank 2025. Vinyl siding.



Age: 1969

Heat: Radiator Heat

Lot Size: 53' x 100' (5,400 sq ft)

House Size: 1,008 sq.ft

Taxes: \$4,271.72 Gross/2026 (Net \$2,671.72)

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.

