

Things to Remember



SCAN ME



RE/MAX Town & Country

Susan McKillop

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Call/Text: 1-204-941-0221



1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

204-467-8000 mckillop.ca



467 Bannerman Avenue - Winnipeg



2 Bed

1 Bath

820 sq.ft.

Lot: 35'F - 4117 sqft.

\$169,900

Taxes: \$2,525.41

Age: 1944

Garage: None



SEE THE POTENTIAL IN THIS GREAT FIXER-UPPER!!

For the handy person who likes to make it your own this 2 bedroom, 1 bathroom bungalow may be for you! This home offers a spacious floor plan nicely laid out. Oak hardwood floors, PVC windows, High efficiency furnace and air conditioning is a bonus. The house has been heavily smoked in. It requires an extensive clean, paint and flooring. The full 75% finished basement has recently had water and will require removal of the laminate floor. The home is attractive and offers curb appeal on a lovely yard with a deck, parking for 2 vehicles plus room for a garage. It is located close to public transportation and 1 block off McGregor. If you're ready to get your hands dirty this could be the house for you!



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LISTING AGENT
SUSAN MCKILLOP

Property Features

- Heated by: Lennox High Efficiency Natural Gas Furnace
- 100 Amp Electrical Panel
- Gas Budget: \$85/mth
- Hydro Budget: \$55/mth
- Electric Hot Water Tank
- Stucco Exterior Finish
- Asphalt Shingles
- PVC Windows
- Full Partially Finished Basement
- Concrete Foundation
- Hardwood and Vinyl Flooring
- 2 Parking Spots in Back Lane
- Property Landscaped with Deck
- Public Transportation Across The Street - Close To MacGregor

Neighbourhood

It makes sense that finding the best neighbourhood to suit you and your family is one of your top priorities when shopping for a new home.

The St. John's area of Winnipeg is great for all kinds of households, but singles are the largest group. Families with children in the area tend to have 1 child at home, with a large percentage of young children.

Home ownership in St. John's Park is divided, with a split of 53% owners to 47% renters among those living in the area. Activities common to the area include reading, gardening, swimming.



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Room Dimensions

<i>Floor</i>	<i>Room Type</i>	<i>Dimensions</i>
Main	Kitchen	13.00 x 11.00
Main	Living Room	17.08 x 12.00
Main	Bathroom	7.07 x 4.08
Main	Primary Bedroom	11.08 x 10.11
Main	Bedroom	9.08 x 9.06
Basement	Laundry	10.07 x 6.04
Basement	Rec. Room	13.07 x 10.01
Basement	Hobby Room	8.10 x 10.01

Included in Purchase Price

- Refrigerator
- Stove
- Washer
- Dryer



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