



Things to Remember

Some photos have been virtually staged to showcase potential furniture placement.



Scan the QR code to see more!



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

204-467-8000 mckillop.ca



712 Vaughn Avenue - Selkirk



3 Beds

2 Baths

1103 sqft

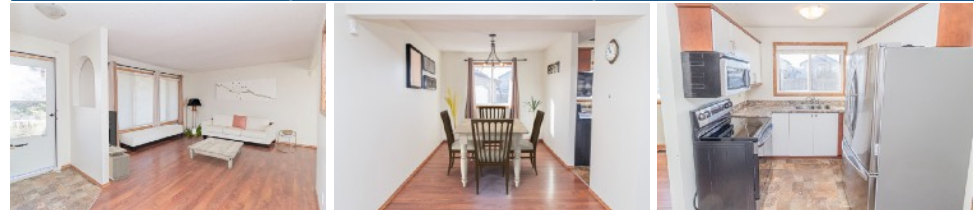
Lot: 66' x 113'

\$319,900

Taxes: \$4,227.13

Basement: Full Part. Fin.

Garage: Double Detached



**WELCOME TO YOUR DREAM HOME IN SELKIRK
FOR ONLY \$319,900!!**

This 1100 sqft Bungalow on a spacious 66x113 lot is a haven for families and pets with its deck and fenced yard. The L-shaped living/dining room boasts large PVC windows, and the time-efficient kitchen with all appliances included makes daily life a breeze. With 3 main floor bedrooms, a fully finished basement (no flooring) featuring a large rec room and second full bathroom, this home is both practical and spacious.

The newer double detached garage, PVC windows, newer shingles, vinyl siding, and cultured stone add value and charm. While some TLC, paint, and scuffing fixes are needed, envision the perfect home you've always dreamed of. This is a handyman's delight! Plus, enjoy the convenience of being close to the new house development 'Creekside Properties,' schools, Selkirk Crossing - 'The Mall of Choice,' and the hospital. Seize the opportunity to customize your ideal living space – your future home awaits!"



Property Features

- Heated by high efficiency forced air natural gas furnace (2016)
- Sump pump
- Backwater valve
- 100 amp electrical panel
- Central air conditioning
- 33 gal. hot water tank (2017)
- Vinyl & faux stone exterior
- Asphalt shingles (2020)
- Aluminum soffits & fascia
- PVC triple pane windows (2001)
- Full partially finished basement
- Community water & sewer
- Laminate & vinyl flooring throughout
- 20' x 24' double detached garage (2017)
 - heated
 - insulated
 - drywalled
- Property is landscaped w/ deck (2018)
- Kitchen new in 2022
- Upstairs painted in 2022
- Both washrooms renovated in 2018

Neighbourhood

Welcome to the vibrant City of Selkirk, Manitoba – a picturesque community nestled along the banks of the Red River. Known for its rich history and warm community spirit, Selkirk offers a charming blend of small-town serenity and modern conveniences. Residents enjoy scenic views, numerous parks, and a thriving arts scene, creating an ideal environment for families and individuals alike. With a strong sense of community pride, Selkirk beckons as an inviting destination for those seeking a welcoming home in the heart of Manitoba.



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Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	10.92 x 8.42
Main	Dining Room	11.50 x 8.83
Main	Living Room	19.25 x 11.92 x 18.08
Main	Bathroom	5 Piece
Main	Primary Bedroom	12.92 x 10.08
Main	Bedroom	10.83 x 9.08
Main	Bedroom	11.42 x 8.67
Basement	Laundry Room	12.67 x 10.75
Basement	Rec Room	17.67 x 14.58
Basement	Hobby Room	10.33 x 11.92
Basement	Hobby Room	11.58 x 10.75
Basement	Bathroom	3 Piece

Included in Purchase Price

- ✓ **Fridge (2022)**
- ✓ **Stove (2023)**
- ✓ **Dishwasher (2020)**
- ✓ **Built-in microwave**
- ✓ **Window coverings**
- ✓ **Blinds**
- ✓ **Garage door opener and remote(s)**



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