



# 2252 Cochrane Road

St. Andrews, MB

\$369,900 | 3 BEDS | 1 BATH | 1,700 SQ FT | LOT SIZE: 6 ACRES

Where Peace, Privacy & Prairie Living Come Together



Photo is digitally enhanced.  
Actual appearance may vary.

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Escape the noise and discover the lifestyle so many dream about. Nestled on a private treed 6-acre property, this long-time family-owned 1,700 sq.ft. bungalow offers the perfect blend of comfort, nature, and country freedom.

Featuring 3 spacious bedrooms, bright open living spaces filled with natural light, a sunken living room, and convenient main floor laundry, this home was designed for comfortable family living.

Step outside to enjoy mature trees, bush trails, peaceful outdoor spaces, a sunny south-facing deck, a powered 16' x 12' gazebo, and a 24' x 28' detached garage/workshop—providing the privacy, space, and flexibility that make country living so desirable.

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# INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Window Coverings

# SPECIFICATIONS

- Style: Bungalow
- Age: Older
- Gross Taxes: \$2,930.82
- Net Taxes: \$1,430.82

# MEASUREMENTS

## **Kitchen: 12.08 x 11.83**

- Vinyl Plank Flooring
- Island
- North Facing Window

## **Main Bathroom: 10.33 x 9.67**

- 4 Piece

## **Bedroom #3: 11.92 x 10.08**

- Laminate Flooring
- South Facing Window

## **Dining Room: 15.08 x 12.08**

- Vinyl Plank Flooring
- North Facing Window

## **Primary Bedroom: 13.75 x 11.83**

- Double Closet
- South Facing Window

## **Laundry Room: 6.83 x 5.00**

- Vinyl Flooring

## **Sunken Living Room: 17.58 x 14.75**

- Laminate Flooring
- North & East Facing Windows

## **Bedroom #2: 11.42 x 10.42**

- Laminate Flooring
- Single Closet
- South Facing Window

# FEATURES

- 30' x 20' Unfinished Basement
- Electric Baseboard Heating
- Sump Pump
- 100 + 200 Amp Electrical Panels
- 60 Gallon Electric Hot Water Tank
- Vinyl
- Asphalt Shingles
- Well Water (4" Casing, ½ HP Submersible Pump & Pressure Tank Under Stairs)
- Septic Tank/Field (Newer Fiberglass Septic Tank Southwest of Home)
- Laminate, Vinyl and Vinyl Tile Flooring
- 24' x 28' Double Detached Garage
- Property is Landscaped with 12' x 16' Deck
- 16' x 12' Gazebo
- 14' x 12' Barn
- 9' x 7' Shed
- 10' x 14' Chicken Coop

Photos are virtually staged.

