



331 3rd Street, Winnipegosis, R0L 2G0, Manitoba

3 BEDROOM HOME WITH AMPLE SPACE

...can be found with this two storey classic that also features a single detached garage. Located right across from the Winnipegosis Collegiate. Plenty of main floor square footage with a large 4 season porch, spacious kitchen, with the classic feel of original hardwood flooring running through the dining, and living rooms! The 3 bedrooms and 4 piece bathroom with claw foot tub are located on the upper level. The asphalt driveway and the single detached garage give you plenty of room at the back to park your vehicles and toys. Entertain or relax on the 2020 built deck! Shingles on original 2 storey done in 2014, along with addition and garage in 2020. Also features, sump pump, updated hot water tank, main floor laundry, treed lot, and raised garden beds. All appliances included! Call today to schedule your viewing. Gross 2023 property taxes \$1045.14 Hydro \$200/Month.

MORE INFORMATION

Room Size Details

Kitchen 15.25 x 11.5 Vinyl Flooring, Fridge, Stove, Range Hood, Window, Light Fixtures, Floor Access To Partial Basement Dining Room 14.17 x 12 Original Hardwood Flooring, Ceiling Fan, Laundry Closet Living Room 12.75 x 10.75 Original Hardwood Flooring, Windows, Lighting 4 Season Porch 15.42 x 7.67 Carpet Flooring, Ceiling Fan, Windows, 200 Amp Panel

Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 13.58 x 8.75 Upper Room 1 Features : Carpet Flooring, Large Closet, Window Upper Room 2 Name : Bedroom Upper Room 2 Size : 9.17 x 8.33 Upper Room 2 Features : Laminate Flooring, Window, Light Fixture Upper Room 3 Name : Bedroom Upper Room 3 Size : 8.58 x 8 Upper Room 3 Features : Carpet Flooring, Light Fixture, Closet, Window Upper Room 4 Name : 4 Piece Bathroom Upper Room 4 Features : Claw Foot Bath tub, Toilet, Sink, Medicine Cabinet, Shower, Window

BASE INFORMATION:

Bed	: 3
Bath	: 1
Garage	: Single Detached

LAND INFORMATION:

Legal Land	: Lot:13 Blk:6 Plan:251
Desc	
Lot Size	: 50' Frontage
Frontpage	: 3/4, Partial, Concrete
Square feet	: 1256

BUILDING INFORMATION:

Possession	: Immediate
Occupancy	: Vacant
Heat	: Electric Baseboard
N/A	: Two Storey
Year Built	: 1924
Remodeled on	: 2023
Hydro Budget	: 200
Property Tax	: 1045.14

CONVENIENCE:



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