



9 Wellington Crescent, Dauphin, R7N 0L5, Manitoba

UNLOCKING YOUR DREAM HOME IN 3, 2, 1....

You will feel like you’ve stepped into another world in this prestigious 2147sf, 4 bedroom, 3 bathroom home located in a highly desirable neighborhood along the river overlooking Vermillion Park! Gourmet kitchen with custom cabinetry, granite countertop, Miele appliances including 2 wall ovens, dishwasher and stove top with built-in ventilation. The dining/living room features a cozy wood-burning brick fireplace and panoramic views to the enchanting backyard complete with deck and an underground sprinkler system. Private main floor primary suite with a beautifully designed 4 piece ensuite including heated tile floor, tub and tiled shower. Spacious main floor laundry/mudroom hidden by double pocket doors with access to attached insulated garage. Upstairs houses 3 more bedrooms plus another stunning 3 piece bathroom with heated tile flooring, tub and peaceful view of the backyard. Downstairs provides storage galore and a renovated rec room in 2018 with vinyl plank flooring & 2 piece bathroom. This timeless home could be yours! Gross taxes 2023 \$3894.76. Hydro \$137 Gas \$178/month.

MORE INFORMATION

Room Size Details

Kitchen 16.58 x 14.25 Custom cabinetry, granite countertops, Miele appliances including: 2 wall ovens, stove top with built-in ventilation and dishwasher. Stainless steel fridge, laminate flooring, window 2019. Dining Room 14.42 X 14.33 Patio door (2018) to backyard, laminate flooring Living Room 14.42 X 16.67 Wood-burning brick fireplace, windows 2018, laminate flooring Primary Bedroom 21.25 X 12.75 Window 2018, 4 piece ensuite, closet, laminate flooring Ensuite Bathroom 4 piece Heated tile flooring, tiled shower, corner tub, window 2019 Mudroom/Laundry 10.58 X 7.00 Frosted pocket doors to close off from kitchen, access to insulated garage, washer/dryer, laminate flooring

Upper Floor Details

Upper Room 1 Name : Bedroom Upper Room 1 Size : 14.67 x 11.17 Upper Room 1 Features : Carpet, closet Upper Room 2 Name : Bedroom Upper Room 2 Size : 11.08 X 8.75 Upper Room 2 Features : Carpet, closet Upper Room 3 Name : Bedroom Upper Room 3 Size : 14.67 X 9.17 Upper Room 3 Features : Carpet, closet Upper Room 4 Name : Bathroom Upper Room 4 Size : 3 piece Upper Room 4 Features : Heated tile flooring, corner tub

Basement Details

Basement Room Name 1 : Family Room Basement Room Size 1 : 27.25 x 19.08 Basement Room Features 1 : Vinyl plank flooring and paint 2018 Basement Room Name 2 : Bathroom Basement Room Size 2 : 2 piece Basement Room Name 3 : Storage/Utility Room Basement Room Features 3 : Washtub, workbench, gas furnace, HRV, freezer

BASE INFORMATION:

Bed	: 4
Bath	: 2.5
Garage	: Single Attached, Insulated

LAND INFORMATION:

Legal Land	: Lot 3 Plan 1599
Desc	
Lot Size	: 72' x 189'
Frontpage	: Concrete
Square feet	: 2147

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Gas Forced Air, Central A/C
N/A	: 1 1/2
Year Built	: 1962
Remodeled on	: 2023
Gas Budget	: 178
Hydro Budget	: 137
Property Tax	: 3894.76

CONVENIENCE:

Name Britney Warkentin (Stokotelny)



Phone

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