



## 333 3rd Avenue NE, Dauphin, R7N 0Z1, Manitoba

3 bed 2 bathroom home located close to schools!

A PERFECT INNER CITY PAD...this 3 bedroom 2 bath home could be the starter home your looking for. Conveniently located close to schools! The cozy main floor hosts 2 bedrooms, stylish kitchen, 4 piece bath with jetted tub, and living room with hardwood floors. Enjoy the relaxing views in the nicely treed backyard on the large deck. Fully fenced with large storage garage. Basement features rec room, another 2 piece bathroom, bedroom, and laundry room. 2023 updated gas furnace! Other updates include freshly painted exterior, painted lower cabinets, 2020 patio, fence, 2016 bathroom reno. Get the jump on this one before winter settles in! Call today to set up your viewing. Hydro \$155/Month Gas \$70/Month.

### MORE INFORMATION

#### Room Size Details

Kitchen 12 x 7.25 Vinyl Flooring, 2023 Painted Cabinets, Laminate Countertops, Dishwasher, Stove, Fridge, Window Dining Room 8.58 x 7.92 Hardwood Flooring, Light Fixture, Window Living Room 15.42 x 10.58 Hardwood Flooring, Picture Window, Blinds 4 Piece Bathroom Vinyl Flooring, Jetted Tub, Toilet, Sink, Vanity, Medicine Cabinet, Window Primary Bedroom 10.75 x 9.42 Hardwood Flooring, Window, Closet, Ceiling Fan Bedroom 10.83 x 7.75 Hardwood Flooring, Window, Closet, Ceiling Fan

#### Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 23.17 x 10.75 Basement Room Features 1 : Vinyl Flooring, Window, Light Fixtures Basement Room Name 2 : Bedroom Basement Room Size 2 : 10.58 x 8.5 Basement Room Features 2 : Window, Light Fixture Basement Room Name 3 : 2 Piece Bathroom Basement Room Features 3 : Toilet, Sink, Window, Storage Basement Room Name 4 : Laundry Room Basement Room Features 4 : Washer, Dryer, 2023 Gas Furnace

### BASE INFORMATION:

Bed : 3  
Bath : 2  
Garage : None

### LAND INFORMATION:

Legal Land : Lot:12 Blk:85 Plan:379  
Desc  
Square feet : 816

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Owner  
Heat : Gas Forced Air, 2023 Furnace  
N/A : Bungalow  
Year Built : 196  
Remodeled on : 2023  
Gas Budget : 70  
Hydro Budget : 155  
Property Tax : 1693.4

### CONVENIENCE:



Name **Brent Stykalo**  
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