



32 5th Ave SE, Dauphin, R7N 2B7, Manitoba

COMFORT IS KEY!

This 768sf bungalow built in 1983 has a lot of perks you'll enjoy! Inside you'll love the cozy eat-in kitchen and great open concept layout into the living room with laminate flooring. The main floor also features a primary bedroom with 2 closets, a nice 4 piece bathroom and main floor laundry with washtub and more storage! Spacious rec room in the basement, a second 3 piece bathroom and 2 more bedrooms. Outside you'll LOVE using the heated single oversized garage to park your car and use the workbench to putter during the colder winter months! The deck overlooks the yard with large garden space, garden shed and carport for extra parking out of the elements! Gross 2023 Taxes \$1870.88. Hydro \$440/Month. Call today to view!

MORE INFORMATION

Room Size Details

Eat-in Kitchen 11.33 x 11 Linoleum flooring, fridge, stove, microwave Living Room 18.17 x 10.75 Laminate flooring, split AC unit Primary Bedroom 11.25 x 9.92 Laminate flooring, 2 closets Laundry Room 11.17 x 9.17 Washer, dryer, washtub, freezer, storage cupboards Bathroom 4 piece

Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 30.67 x 11.08 Basement Room Features 1 : Carpet Basement Room Name 2 : Bedroom Basement Room Size 2 : 11 x 8.75 Basement Room Features 2 : Carpet, closet Basement Room Name 3 : Bedroom Basement Room Size 3 : 9.5 x 8.75 Basement Room Features 3 : Linoleum, closet, access to hot water tank and storage under stairs Basement Room Name 4 : Bathroom Basement Room Size 4 : 3 piece Basement Room Features 4 : Shower, access to small storage room

BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Single Oversized Detached, Heated

LAND INFORMATION:

Legal Land	: Lot 8 Block 27 Plan 336
Desc	
Lot Size	: 50' x 123'
Frontpage	: Preserved Wood
Square feet	: 768

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Tenant
Heat	: Baseboard, Split AC unit
N/A	: Bungalow
Year Built	: 1983
Remodeled on	: 2023
Hydro Budget	: 440
Property Tax	: 1870.88

CONVENIENCE:



Name **Britney Warkentin (Stokotelný)**
Phone (204) 648-5163