



231 Gendreau Street, Ste. Rose du Lac, R0L 1S0, Manitoba

LOCATION LOCATION!

This 988sf bungalow built in 1987 with attached garage is located right across the street from the K-12 school and a short walk to groceries and downtown area! The main floor features a great open concept kitchen/dining/living room layout for entertaining and 3 bedrooms plus a 4 piece bathroom. Main floor windows replaced in 2018. The basement has a spacious rec room area complete with the included pool table and all related accessories! Large laundry/utility room with a convenient 2 piece bathroom, plus a den to use as an office or storage room. Electric furnace, central air. 103' corner lot with a backyard 24' x 18' storage shed and plenty of room for pets or a growing family to play! Gross 2023 Taxes \$1859.92. Hydro \$190/Month. Call to view today!

MORE INFORMATION

Room Size Details

Living Room 15.67 X 11.83 Laminate flooring Eat-In Kitchen 17.25 X 8.42 Fridge, stove, laminate flooring, pantry Primary Bedroom 11.92 X 9.17 Carpet, closet Bedroom 8.58 X 7.33 Laminate flooring, closet Bedroom 12.67 X 9.92 Carpet, closet Bathroom 4 piece

Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 23.67 X 21.17 Basement Room Features 1 : Carpet, pool table remains Basement Room Name 2 : Den Basement Room Size 2 : 13.83 X 7.92 Basement Room Features 2 : Carpet Basement Room Name 3 : Bathroom Basement Room Size 3 : 2 pc Basement Room Name 4 : Utility/Laundry Room Basement Room Size 4 : 12.67 X 9.92 Basement Room Features 4 : Washer, dryer, electric furnace

BASE INFORMATION:

Bed	: 3
Bath	: 1.5
Garage	: Attached single

LAND INFORMATION:

Legal Land	: Lot 67 Plan 1128
Desc	
Lot Size	: 103' Frontage
Frontpage	: Concrete
Square feet	: 988

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Electric, Central Air
N/A	: Bungalow
Year Built	: 1987
Remodeled on	: 2023
Hydro Budget	: 190
Property Tax	: 1859.92

CONVENIENCE:



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