



226 Swain Street, Grandview, R0L 0Y0, Manitoba

TURN KEY PERFECTION

Welcome to a charming 2+2 bed, 2 bath home with 1148 sq ft of comfort and style. Main-floor laundry adds convenience. The kitchen, adorned with oak cabinetry and trim, offers both functionality and elegance. A double-insulated garage provides shelter on a corner lot for privacy. This turnkey masterpiece boasts finished levels, charming cabinetry, and pristine trim work. An asphalt driveway ensures a tidy entrance. Recent updates include 2023 shingles for durability and central air for a cool retreat. Vinyl plank flooring on the main level, completed in 2023, adds a touch of luxury. Don't miss this opportunity – make this cozy haven your own!

MORE INFORMATION

Room Size Details

Kitchen 13.33 X 8.33 Oak Cabinets, Walk in Pantry, Island, Fridge, Stove, Dishwasher Dining Area 13.33 X 10.25 Door to backyard & deck, Large Window Living Room 17.50 X 13.25 Vinyl Plank, Windows, Entrance Way & Door to Attached Garage Primary Bedroom 13.75 X 12.00 Vinyl Plank, Double Closets, Window Bedroom 12.08 X 10.08 Vinyl Plank, Closet, Window, Shelves Laundry Room Washer & Dryer, Cupboards, Sink Bathroom 4 piece

Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 30.00 X 12.33 Basement Room Features 1 : Carpet, Window Basement Room Name 2 : Bedroom Basement Room Size 2 : 11.50 X 11.17 Basement Room Features 2 : Carpet, Closet, Window Basement Room Name 3 : Bedroom Basement Room Size 3 : 9.50 X 9.17 Basement Room Features 3 : Carpet, Closet, Window Basement Room Name 4 : Utility / Mechanical Room Basement Room Size 4 : 13.67 X 6.75 Basement Room Features 4 : FA Electric Furnace, HRV, Sump Pump Basement Room Name 5 : Cold Room Basement Room Size 5 : 7.67 X 3.67 Basement Room Features 5 : Shelves, Potato Bin Basement Room Name 6 : Bathroom Basement Room Size 6 : 3 Piece

BASE INFORMATION:

Bed : 4
Bath : 1.75
Garage : Double Attached

LAND INFORMATION:

Legal Land : Lot 4, Block 1, Plan 2555
Desc
Lot Size : 65' X 120
Frontpage : Completely Finished / Preserved Wood
Square feet : 1148
N/A : 1148

BUILDING INFORMATION:

Possession : Negotiable
Occupancy : Vacant
Heat : Forced Air Electric / Central Air
N/A : Bungalow
Year Built : 2003
Remodeled on : 2023
Hydro Budget : 150
Property Tax : 3459.2

CONVENIENCE:

Name **Karen Gryba**
Phone 204-638-2597

