202402747, 14 RIVER AVE E

Sold. Sold. \$ 189,000.00





14 River Ave E, Dauphin, R7N 0J4, Manitoba

START YOUR NEW BEGINNING NOW!

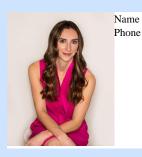
Well-maintained 3 bedroom, 1 bathroom, 1158sf bungalow with single detached garage on a 60' lot. This home has a comfortable feeling as you walk through the bright living room, into the dining area and cozy kitchen. Spacious basement rec room and large utility/laundry room with plenty of storage space and separate toilet room! Fenced yard with garden space to enjoy this summer. Gas furnace, central air, central vac. Includes fridge, stove, microwave, washer, dryer. Gas \$119, Hydro \$43/month, Gross 2023 Taxes \$2205.81. Call to book your own private viewing! Immediate Possession Available!!

MORE INFORMATION

Room Size Details

Living Room 13.92 X 13 Carpet Dining Room 9.25 X 8.33 Carpet Kitchen 13 X 8.75 Fridge, stove, microwave, broom closet, carpet Primary Bedroom 10.33 X 9.58 Carpet, closet Bedroom 10.33 X 9.58 Carpet, closet Bedroom 9.33 X 7.58 Carpet, closet Bathroom 5 piece Linoleum flooring **Basement Details**

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 37.83 X 12.50 Basement Room Features 1 : Carpet Basement Room Name 2 : Utility/Storage Room Basement Room Features 2 : Washer, dryer, wash sink, shelving, gas furnace, gas hot water tank, toilet, workbench, central vac



Britney Warkentin (Stokotelny) (204) 648-5163

BASE INFORMATION:

BASE INFO	JEMATION:
Bed	: 3
Bath	: 1.25
Garage	: Single Detached
LAND INF	ORMATION:
Legal Land	: Lot 3 Plan 1309
Desc	
	: 60' F
Frontpage	: Concrete
Square feet	: 1158
BUILDING	INFORMATION:
Possession	: Negotiable
Occupancy	: Vacant
Heat	: Electric, Forced Ai
N/A	: Bungalow

11/1	. Duligatow
Year Built	: 1966
Remodeled on	: 2023
Gas Budget	: 119
Hydro Budget	: 43
Property Tax	: 2205.81

CONVENIENCE: