



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

BASE INFORMATION:

Bed : 3
Bath : 1.25
Garage : Single Detached

LAND INFORMATION:

Legal Land : Lot 3 Plan 1309
Desc
Lot Size : 60' F
Frontpage : Concrete
Square feet : 1158

BUILDING INFORMATION:

Possession : Negotiable
Occupancy : Vacant
Heat : Electric, Forced Air
N/A : Bungalow
Year Built : 1966
Remodeled on : 2023
Gas Budget : 119
Hydro Budget : 43
Property Tax : 2205.81

CONVENIENCE:



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