



## 234 Roland Ave, Grandview, R0L 0Y0, Manitoba

### CLASSIC CHARM.....

Discover the epitome of timeless comfort in this centrally located 2+2 bed, 3 bath, 1992-built home. The heart of the home is a beautifully crafted kitchen with custom built oak cabinetry, an inviting island, pantry and garden door to the deck and private back yard. A three-piece ensuite and walk-in closet enhance the primary bedroom's appeal. Built with care in 1992, this residence boasts modern conveniences and classic charm. The basement houses an additional two bedrooms, large utility room and 3 piece bath, the high ceilings give the space an open and roomy feel. The attached insulated garage ensures both security and comfort. Enjoy the well-manicured yard, a testament to the pride in this well maintained home. This well-maintained gem is a perfect blend of functionality and style. Embrace the comforts of home in a centrally-located residence that seamlessly combines modern living with classic allure. Don't miss the chance to call this your own – a true haven in the heart of convenience. Gas \$135/month, Hydro \$55/month

### MORE INFORMATION

#### Room Size Details

Eat in Kitchen 21.17 x 14.08 Oak Cabinets, Pantry, Built in Desk, Lino, Door to Backyard and Deck Living Room 19.08 x 14.08 Gas Fireplace, Carpet, Windows, Front Entrance with Closet Primary Bedroom 15.42 x 13.42 Carpet, Windows, Walk in Closet, Large Ensuite with Jetted Tub and Window Bedroom 11.33 x 10.33 Carpet, Closet, Window, Built in Desk & Shelves Ensuite 3 Piece Jetted Tub, Window Bathroom 3 Piece Lino, Closet, Shower Laundry Room 12.33 x 5.25 Washer - 2022, Dryer, Sink, Shelves, Entrance to Garage

#### Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 14.50 x 12.50 Basement Room Features 1 : Carpet, Window, Basement Room Name 2 : Bedroom Basement Room Size 2 : 12.50 x 9.67 Basement Room Features 2 : Carpet, Window, Closet Basement Room Name 3 : Bedroom Basement Room Size 3 : 10.58 x 9.67 Basement Room Features 3 : Carpet, Window, Closet Basement Room Name 4 : Utility Room Basement Room Size 4 : 12.33 x 10.67 Basement Room Features 4 : HRV, FA Furnace, HWT - 2022, Freezer, Central Vac, Shelves Basement Room Name 5 : Bathroom Basement Room Size 5 : 3 Piece

### BASE INFORMATION:

Bed	: 4
Bath	: 3
Garage	: Attached / Insulated / Heated

### LAND INFORMATION:

Legal Land	: Lot 9, Block 5, Plan 287
Desc	
Lot Size	: 50' x 116'
Frontpage	: Preserved Wood Finished / Crawl Space
Square feet	: 1440
N/A	: 1440

### BUILDING INFORMATION:

Possession	: Negotiable
Heat	: Forced Air Gas / Gas Fireplace / Central Air
N/A	: Bungalow
Year Built	: 1992
Remodeled on	: 2023
Gas Budget	: 135
Hydro Budget	: 55
Property Tax	: 3530.07

### CONVENIENCE:

Name **Karen Gryba**  
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