



## SE 4-31-22W, RM of Ethelbert, R0L 0W0, Manitoba

2.59 ACRE HOBBY FARM, MINUTES FROM THE DUCK MOUNTAIN PROVINCIAL PARK!

....an impressive 1664sq ft bungalow with double attached garage is awaiting its next owners! This 1982 built home has 3 good sized bedrooms and 2 bathrooms on the main level. The huge eat in kitchen overflows into a bigger living room giving ample room for the growing family. You will love all the space down in the full basement! Access doors from the garage to both main floor and basement. Yard site provides an excellent shelter belt for privacy and against weather. Plenty of out buildings including a 24'x40' old school that has been converted into a small garage/workshop, and a 16'x60' shop that sets this place up for a perfect hobby farm! Property also includes central a/c, electric furnace, sump pump, well water, septic tank + mound, 200 amp panel + sub, deck off the front with wheel chair access, garden space and much more. Call for more details on this quaint little acreage. Hydro \$220/Month.

### MORE INFORMATION

#### Room Size Details

Eat In Kitchen 19.25 x 14 Linoleum Flooring, Open Concept To Living Room, Dishwasher, Access From Garage, Lots Of Natural Light Living Room 19.25 x 16.92 Carpet Flooring, Pine Walls, Ceiling Fan, 3 Windows Foyer 17 x 11.67 Carpet Flooring, Access To Front Deck Primary Bedroom 13.67 x 11.92 Carpet Flooring, 2 Large Closets, Ceiling Fan Bedroom 13.58 x 9.25 Carpet Flooring, Closet Bedroom 13.58 x 9.58 Carpet Flooring, Closet, Wall Paper, Light Fixture Laundry 13.25 x 6 Vinyl Flooring, Washer & Dryer Hook Ups, Storage, Access To 3 Piece Bath Three Piece Bathroom Vinyl Flooring, Stand Up Shower, Toilet, Vanity, Sink Three Piece Bathroom Linoleum Flooring, Vanity, Sink, Toilet, Tub

### BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Double Attached

### LAND INFORMATION:

Legal Land	: SE 4-31-22W
Desc	
Frontpage	: Full, Unfinished, Concrete
Total acres	: 2.59
Square feet	: 1664

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Tenant
Heat	: Electric Forced Air
N/A	: Bungalow
Year Built	: 1982
Remodeled on	: 2023
Hydro Budget	: 220
Property Tax	: 2358.89

### CONVENIENCE:



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