



## 124 -5th Ave NE, Dauphin, R7N 0X4, Manitoba

### CENTRALLY LOCATED!

2 plus 1 bedroom, 2 bath home with attached single car garage near schools and downtown shopping. You will love the original hardwood in the living room and the large eat-in kitchen. The spacious recreation room is great for extra chill time for the teens and the basement also has a third bedroom and convenient 3 piece bathroom. Fridge, stove, washer, dryer and deep freeze remain. The fenced backyard and deck finish off the space. Come check it out! Taxes 2024: 1613.26

### MORE INFORMATION

#### Room Size Details

Eat-In Kitchen 19.00 X 12.75 Living Room 13.58 X 12.83 Original hardwood flooring Primary Bedroom 10.83 X 10.00 laminate, closet Bedroom 10.50 X 10.00 laminate, closet Three Piece Bathroom

#### Basement Details

Basement Room Name 1 : Family Room Basement Room Size 1 : 24.00 X 12.00 Basement Room Features 1 : carpet Basement Room Name 2 : Bedroom Basement Room Size 2 : carpet, closet Basement Room Name 3 : Three Piece Bathroom Basement Room Name 4 : Laundry Room Washer and dryer and freezer remain Basement Room Name 5 : Cold Room

### BASE INFORMATION:

Bed : 3  
Bath : 2  
Garage : Attached-1

### LAND INFORMATION:

Legal Land : Lot 6 Block 36 Plan 340  
Desc  
Lot Size : 50 x 131  
Frontpage : finished  
Square feet : 816

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Vacant  
Heat : Baseboard, Forced Air, Electric  
Year Built : 195  
Remodeled on : 2023  
Hydro Budget : 200  
Property Tax : 1613.26

### CONVENIENCE:



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