



227 HEAP AVE.

\$222,900

MLS #: 1116135

LIVING AREA: 1047 S.F.

STYLE: BUNGALOW

BEDROOMS: 4

BATHROOMS: 2

BASEMENT: FULL

GARAGE: SINGLE DETACHED

LOT SIZE: 52' X 117'

TAXES (GROSS): \$2837.07 (2011)

EXCELLENT LOCATION FOR THIS 3 BEDROOM BUNGALOW. LARGE UPDATED EAT IN KITCHEN, OPEN LIVING ROOM/DINING ROOM WITH HARDWOOD FLOORING THROUGHOUT, NEWLY RENOVATED MAIN BATHROOM WITH SOAKER TUB AND CERAMIC TILE FLOOR AND SURROUND. BASEMENT INCLUDES A REC ROOM WITH DRY BAR, 4TH BEDROOM AND A 2 PIECE BATHROOM. UPGRADES INCLUDE PVC WINDOWS, SHINGLES AND MAINTENANCE FREE SOFFITS, FASCIA AND EAVESTROUGHS. CENTRAL AIR, OVER SIZED SINGLE DETACHED GARAGE, PATIO AND GOOD SIZED BACKYARD. ALL OF THIS ON A NICE QUIET STREET.



Marketed By:

Rich Moyer / Judy Moyer

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

homes@teammoyer.ca



<u>Room</u>	<u>Size</u>
Living Rm:	14.92' x 12.25'
Kitchen:	17.75' x 7.00'
Dining Rm:	8.33' x 8.00'
Master Bdrm:	13.75' x 10.42'
2nd Bdrm:	9.92' x 8.50'
3rd Bdrm:	10.17' x 8.00'
4th Bdrm:	12.33' x 9.92'
Rec Room:	20.92' x 17.33'



Baths: 2
Heating: Forced Air-Gas
Basement: Full-Part Finished
Roof: Shingle
Garage: Single Detached
Water: Community
Sewer: Community
Lot: 52' x 117'

Features:

Central Air
 Ceiling Fan
 Dry Bar
 Hood Fan
 Patio



Goods Included:

Fridge
 Stove
 Washer
 Dryer
 Dishwasher
 Blinds
 Window Coverings
 Shed
 Garage Door Opener

Goods Excluded:

Electric Fireplace
 Satellite Dish & Receiver



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