



419 NELSON AVE. \$264,900

MLS #: 1116137
LIVING AREA: 1564 S.F.
STYLE: 4 LEVEL SPLIT
BEDROOMS: 3
BATHROOMS: 2
BASEMENT: PART
GARAGE: DOUBLE DETACHED
TAXES (GROSS): \$3293.94 (2011)
YEAR BUILT: 1977

IF YOU'RE LOOKING FOR AN IDEAL FAMILY HOME.....LOOK NO FURTHER. WITH 1564 SQUARE FEET, THIS 4 LEVEL SPLIT HAS MUCH TO OFFER. THE MAIN FLOOR HAS A LARGE OPEN EAT IN KITCHEN WITH PATIO DOORS LEADING TO A NEW 30' X 16' DECK, LIVING ROOM WITH NEW LAMINATE FLOORING AND A WOOD BURNING FIREPLACE. BESIDES THE NEWLY RENOVATED 4 PIECE BATHROOM, THE UPPER LEVEL ALSO INCLUDES 3 GOOD SIZE BEDROOMS. COMPLETELY RENOVATED LOWER LEVEL (2010) WITH A 3 PIECE BATHROOM, OFFICE AND REC ROOM WITH SUSPENDED CEILING AND POTLIGHTS. FINALLY, THIS HOME FEATURES UPDATED PVC WINDOWS THROUGHOUT, A DOUBLE DETACHED GARAGE WITH ATTACHED GAZEBO, MAINTENANCE FREE SOFFITS, FASCIA AND EAVESTROUGHS, PLUS A SPACIOUS BACKYARD. EXCELLENT OPPORTUNITY FOR A GROWING FAMILY.



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:	16.42' x 13.00'
Kitchen:	20.50' x 11.00'
Master Bdrm:	13.17' x 11.00'
2nd Bdrm:	11.58' x 7.92'
3rd Bdrm:	11.58' x 7.92'
Rec Room:	17.83' x 12.17'
Rec Room:	19.17' x 11.83'
Office:	11.00' x 9.92'



Baths: 2
Heating: Forced Air-Gas
Basement: Part
Roof: Shingle
Garage: Double Detached
Water: Community
Sewer: Community

Features:

Deck
 Ceiling Fan

Goods Included:

Blinds
 Window Coverings
 Garage Door Opener
 Gazebo on Deck
 TV Bracket

Goods Excluded:

Fridge
 Stove
 Washer
 Dryer
 Wall Phone in Kitchen



Marketed By:

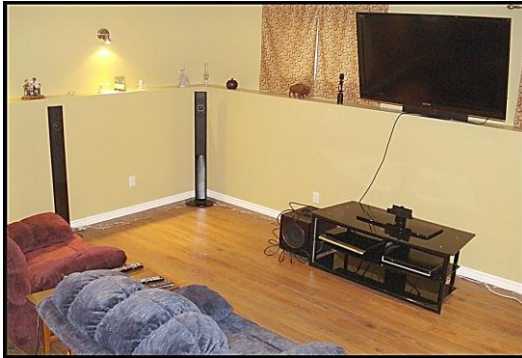
Rich Moyer / Judy Moyer

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

Additional Information:

- Newly Renovated Main 4 Piece Bathroom (2011)
- Newly Renovated 3 Piece Bathroom (2011)
- Kitchen Ceramic Tile Floor (2011)
- Laminate Flooring (2008)
- Updated PVC Windows
- Hot Water Tank (2007)
- 30' x 16' Deck (2011)



Marketed By:

Rich Moyer / Judy Moyer

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

homes@teammoyer.ca