



601 MCLEAN AVE.
\$138,500

MLS #: 1114635
LIVING AREA: 626 S.F.
STYLE: BUNGALOW
BEDROOMS: 2
BATHROOMS: 1
BASEMENT: PART
GARAGE: SINGLE DETACHED
LOT SIZE: 100' X 115'
TAXES (GROSS): \$1068.05 (2011)
YEAR BUILT: 1940

ABSOLUTELY ADORABLE STARTER HOME IN SELKIRK, BUT FEELS LIKE YOU'RE LIVING IN THE COUNTRY!!
COMPLETELY RENOVATED SINCE 2002, MODERN DÉCOR, LIVING ROOM WITH ELECTRIC FIREPLACE, KITCHEN WITH AMPLE
WHITE CABINETRY AND 2 BEDROOMS. HUGE 100' X 115' LOT WITH NO IMMEDIATE NEIGHBOURS AND 22' X 13' DECK (2007)
TO ENJOY THE SUMMER. TOO MANY UPGRADES TO LIST. MUST BE SEEN!!



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:	12.58' x 12.33'
Kitchen:	12.33' x 12.17'
Master Bdrm:	10.33' x 8.33'
2nd Bdrm:	8.33' x 7.75'
Porch:	8.33' x 5.08'

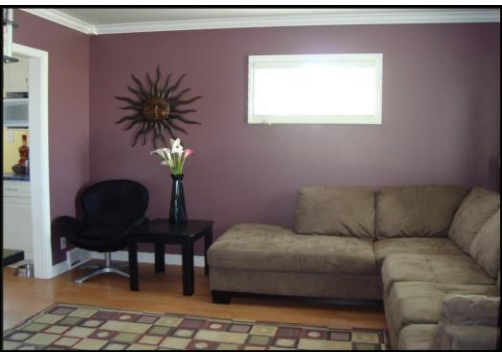


Baths: 1
Heating: Forced Air-Gas
Basement: Part
Roof: Shingle
Garage: Single Detached
Water: Community
Sewer: Community
Lot: 100' x 115'
Gas Budget: \$52.00/Month
Hydro Budget: \$94.00/Month



Features:

- Deck
- Hood Fan
- Porch



Goods Included:

- Fridge
- Stove
- Dishwasher
- Washer
- Dryer
- Window A/C
- Freezer
- Alarm
- Blinds
- Window Coverings
- Shed



Goods Excluded:

- Apartment Size Chest Freezer
in Garage



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