



## 516 Wellington Cres, Dauphin, R7N 0M3, Manitoba

GREAT STARTER OR RETIREMENT HOME!

TOTALLY RENOVATED AND MOVE IN READY! This 2 plus 2 bedroom bungalow will WOW you with its complete makeover from top to bottom and its great location on quiet Wellington Crescent. Not a thing left to do but place your furniture! Features include original hardwood floors, 2 full baths, 4 bedrooms, an open concept great room, updated wiring, furnace with Hepa filter, central air, windows, kitchen cabinets, gas fireplace and much more. Most renovations done in 2010 as well as fence and driveway widened in 2021. Call for your private viewing and prepare to be impressed! Gas \$50/month Hydro \$100/month

### MORE INFORMATION

#### Room Size Details

Eat in Kitchen Open to dinette and living room Living Room 19.00 x 11.17 Original hardwood flooring, wall gas fireplace Primary Bedroom 11.00 x 10.17 Original hardwood flooring, Closet Bedroom 8.33 x 7.58 Original hardwood flooring, closet Bathroom 4 piece

#### Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 18.33 x 11.58 Basement Room Features 1 : Carpet Basement Room Name 2 : Bedroom Basement Room Size 2 : 9.67 x 8.67 Basement Room Features 2 : Carpet, closet Basement Room Name 3 : Bedroom Basement Room Size 3 : 10.67 x 9.00 Basement Room Features 3 : Carpet, Closet Basement Room Name 4 : Storage Basement Room Size 4 : 9.00 x 8.00 Basement Room Name 5 : Laundry/Utility Room Basement Room Size 5 : 8.75 x 7.58 Basement Room Name 6 : Bathroom Basement Room Features 6 : 4 Piece

### BASE INFORMATION:

Bed : 4  
Bath : 2

### LAND INFORMATION:

Legal Land : Lot 2 Plan 1016  
Desc  
Lot Size : 70 x 132  
Frontpage : Concrete  
Square feet : 775

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Owner  
Heat : Hi efficient gas furnace, Central air  
Year Built : 1948  
Remodeled on : 2021  
Number of Floors : 1  
Gas Budget : 50  
Hydro Budget : 100

### CONVENIENCE:



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