



15 Ida Street, Dauphin, R7N2N9, Manitoba

ENTERTAINER'S DELIGHT: IDEAL FAMILY LIVING

....is what you get with this originally owned 1504 sq ft bungalow that checks all the boxes! Pride of ownership starts with the beautifully landscaped 3 lot front and backyard, double attached insulated oversized garage with in-floor heat, 2 concrete driveways, to the hardwood floors running throughout. Main floor features: 3 beds with the sunken master bed that leads out to your own private oasis with above ground pool, hot tub, and a solarium/gazebo that will provide memorable days for years to come! 4 piece bath on the main floor with an extra conveniently placed half bath/laundry room, and a bonus office room off the master bedroom. Basement complete with massive rec room and wet bar, bedroom, 3 Piece Bath, cold room, and utility room. Home also features: Most windows updated to triple pane, High Eff. gas furnace 06, central a/c, fully fenced backyard, 2x6 walls, added attic insulation, and James Hardie Siding. Be the next proud owner of this well maintained property. SELLERS ARE MOTIVATED, Call us today!

MORE INFORMATION

Room Size Details

Living Room 10.92 x 20.17 Hardwood Flooring, Picture Window, Front Exterior Door Dining Room 10.83 x 13.92 Hardwood Flooring, Window, Ceiling Fan Kitchen 10.17 x 14.25 Tile Flooring, Fridge, Stove, Island, Microwave, Dishwasher Primary Bedroom 17.42 x 12.83 Vinyl flooring, Window, Exterior Door to Deck Bedroom 9.83 x 9.92 Hardwood Flooring, Closet, Ceiling Fan Bedroom 9 x 9.75 Hardwood Flooring 4 Piece Bathroom Hardwood Flooring, Toilet, Sink, Tub, Shower, Vanity, Window Office 10.92 x 12.33 Hardwood Flooring, Double Closet, Window 2 Piece Bathroom Tile Flooring, Toilet, Sink, Vanity, Washer, Dryer, Window, Sub-Panel

Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 43.75 x 13.67 Basement Room Features 1 : Wall to Wall Carpet Flooring, Wet Bar Basement Room Name 2 : Bedroom Basement Room Size 2 : 9.42 x 11.08 Basement Room Features 2 : Wall to Wall Carpet Flooring, Window Basement Room Name 3 : 3 Piece Bathroom Basement Room Features 3 : Laminate Floorig, Stand Up Shower, Toilet, Sink, Vanity Basement Room Name 4 : Utility Room Basement Room Size 4 : 14.83 x 11.67 Basement Room Features 4 : Vinyl Flooring, High Efficiency Gas Furnace, Sink, Water Softner, Closet Basement Room Name 5 : Cold Room Basement Room Features 5 : Storage, Shelving, Vinyl Flooring

BASE INFORMATION:

Bed : 4
Bath : 2.5

LAND INFORMATION:

Lot Size : 99' Frontage
Frontpage : Concrete
Square feet : 1504

BUILDING INFORMATION:

Possession : Negotiable
Occupancy : Owner
Heat : Gas Forced Air
N/A : Bungalow
Year Built : 198
Remodeled on : 2021
Gas Budget : 123
Hydro Budget : 243
Property Tax : 3261.33

CONVENIENCE:

Name **Brent Stykalo**
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