



17 8th Avenue SW, Dauphin, R7N 1X3, Manitoba

Affordable First Home Or Investment Opportunity

...don't miss out on this 3 Bedroom 1 bath home with some modern renovations! You will feel the modern touch when you walk into the main floor with the renovated kitchen and living/dining room. The main floor also has a remodelled 4 Piece Bath with a granite counter top, and separate room with stack-able washer and dryer. You will find the 3 bedrooms on the upper level. Other updates include: All appliances 2019, wiring all updated, plumbing, most all windows replaced, added 1 1/2" rigid styrofoam to the exterior, vinyl siding, and exterior doors. Also features central air conditioning, large storage shed, and a deck off the west side. Make the call today to check this one out! Gross 2021 Property tax \$1247.90

MORE INFORMATION

Room Size Details

Kitchen 12.83 x 11.25 Vinyl Flooring, Fridge, Stove, Dishwasher, Laminate Countertop, Backsplash
Living/Dining Room 22.67 x 11.75 Laminate Flooring, Updated Windows 4 Piece Bathroom Tub, Shower, Vanity, Sink, Toilet, Granite Countertop, Shelving Laundry Room Stackable Washer & Dryer

Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 11.75 x 9.75 Upper Room 1 Features : Laminate Flooring, Closet, Forced Air Upper Room 2 Name : Bedroom Upper Room 2 Size : 8.67 x 10 Upper Room 2 Features : Laminate Flooring, Baseboard Heat Upper Room 3 Name : Bedroom Upper Room 3 Size : 7.58 x 10.17 Upper Room 3 Features : Laminate Flooring, Closet, Baseboard Heat

Basement Details

Basement Room Name 1 : Utility Room Basement Room Features 1 : Gas Forced Air Furnace, 200 amp panel, Update Wiring, Update Plumbing, Hot Water Tank

BASE INFORMATION:

Bed : 3

Bath : 1

LAND INFORMATION:

Legal Land : Lot:15 Blk:60 Plan:359
Desc

Lot Size : 50'Frontage, 131.98' Depth

Frontpage : Block

Square feet : 1020

BUILDING INFORMATION:

Possession : Negotiable

Occupancy : Vacant

Heat : Forced Air Gas,
Baseboard

N/A : 1 3/4 Storey

Year Built : 19

Remodeled on : 2021

Gas Budget : 120

Hydro Budget : 140

Property Tax : 1247.9

CONVENIENCE:



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