



## 304 & 280 Rose Ave, Grandview, R0L 0Y0, Manitoba

### A LITTLE WORK = A GREAT REWARD

With a little bit of elbow grease and a bit of imagination, this home has tons of potential to be great. This 2 bedroom, 2 bath 840 sf home sits on two lots and is close to all amenities in the Town of Grandview. The upstairs has a spacious eat-in kitchen which flows into the living room. There are 2 bedrooms on the main level. The basement is partially finished with a rec room, den, cold storage and utility room. There is also an additional 2 piece bath. There is a single attached garage and a double detached garage, which will soon become your new favourite hangout. The yard has a large garden area, and like the home has tons of potential. It is waiting for your special touches to make it a home! The property is priced to sell and the seller is motivated so don't hesitate or you will miss your opportunity.

### MORE INFORMATION

#### Room Size Details

Eat in Kitchen 13.67 x 12.67 Fridge, Stove, Lino, Living Room 19.33 x 11.67 Carpet, Window, Door, Closet Bedroom 11.75 x 11.00 Window, Carpet, Closet Bedroom 11.00 x 9.50 Window, Carpet, Closet Bathroom 4 Pce

#### Basement Details

Basement Room Name 1 : Den Basement Room Name 2 : Rec Room Basement Room Name 3 : Utility Room Basement Room Name 4 : Cold Room Basement Room Name 5 : Bathroom Basement Room Size 5 : 2 Pce.

### BASE INFORMATION:

Bed	: 2
Bath	: 1.5
Garage	: Single Attached & Double Detached

### LAND INFORMATION:

Legal Land	: Lot 17/18, Block 24, Plan
Desc	: 334
Lot Size	: 100 x 116
Frontpage	: Concrete / Partially Finished
Square feet	: 840
N/A	: 840

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Forced Air Gas Furnace
N/A	: Bungalow
Year Built	: 1968
Remodeled on	: 2021
Gas Budget	: 90
Hydro Budget	: 50
Property Tax	: 2078.82

### CONVENIENCE:



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