



117 4th Ave SW Dauphin, Dauphin, Manitoba

OUT WITH THE OLD AND IN WITH THE NEW!

This 2 1/2 story, brick character home has been extensively updated over the last few years. You'll still find the charm of the old but mixed with a nice balance of modern flare. 2007- shingles, eaves and most windows. Furnace and Air conditioning in 2010. 2012- complete kitchen renovation with pantry, island, garburator, fridge, stove, dishwasher. 2016-basement insulated and drywalled. Wiring updated and all knob and tube removed. No electrical to third level. Call for your private viewing!

MORE INFORMATION

Room Size Details

Kitchen 12.67 x 12.50 Fridge, Stove, Dishwasher Dining Room 13.92 x 9.83 Living Room 15 x 10.67

Upper Floor Details

Upper Room 1 Name : Primary bedroom Upper Room 2 Name : 3 Piece Ensuite Bath Upper Room 3 Name : Bedroom Upper Room 3 Size : 11.42 x 10.58 Upper Room 4 Name : 4 Piece Bath

Basement Details

Basement Room Name 1 : Recreation Room Basement Room Name 2 : Den Basement Room Name 3 : Laundry Room Basement Room Name 4 : Utility Room

BASE INFORMATION:

Rooms	: 5
Bed	: 2
Bath	: 2
Garage	: None

LAND INFORMATION:

Legal Land	: Lot 15 Plan 336
Desc	
Lot Size	: 50' F
Frontpage	: Concrete
Square feet	: 1350

BUILDING INFORMATION:

Possession	: Immediate
Occupancy	: Vacant
Heat	: Forced Air Gas, Central Air
N/A	: 2 1/2 Storey
Year Built	: 1906
Remodeled on	: 2022
Number of Floors	: 2
Gas Budget	: 140
Hydro Budget	: 150
Property Tax	: 1541.7

CONVENIENCE:



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