



330 Kirby Ave W, Dauphin, R7N 0G7, Manitoba

DESIRABLE LOCATION.....

DESIRABLE LOCATION.....Don't miss out on the opportunity to own this 3 bedroom, 1 bath, 978 SF home located on a quiet street in a desirable north end location. The home has 3 spacious bedrooms with large windows and closets, also gorgeous hardwood floors. The kitchen and dining room are open concept with a large entrance. With a bit of imagination and work this home could easily be transformed into your dream home. UPDATES: shingles - 2016, newer HWT. Hydro \$230/month Don't blink because it won't last long.

MORE INFORMATION

Room Size Details

Eat in Kitchen 15.42 x 9.67 Lino, Wooden Cabinets Living Room 15.17 x 13.17 Vinyl, Window Primary Bedroom 12.67 x 10.42 Large Window, Closet, Hardwood Floors Bedroom 12.08 x 10.08 Large Window, Closet, Hardwood Floors Bedroom 10.17 x 10.25 Large Window, Closet, Hardwood Floors Bathroom 4 Piece Window, Lino

BASE INFORMATION:

Rooms	: 6
Bed	: 3
Bath	: 1
Garage	: None

LAND INFORMATION:

Legal Land	: Lot 1, Plan 1189
Desc	
Lot Size	: 50 x 131
Frontpage	: Concrete unfinished
Square feet	: 978
N/A	: 978

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Forced Air Electric
N/A	: Bungalow
Year Built	: 1953
Remodeled on	: 2022
Hydro Budget	: 230
Property Tax	: 1739.58

CONVENIENCE:



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