



## 23 Forrest Avenue E, Dauphin, R7N0B7, Manitoba

### PRIME LOCATION

...come see this 3 Bed, 4 Level split, half duplex that is situated in a highly desirable North end neighbourhood that is steps away from two elementary schools! Almost 1400 sq ft of total living space - nice and bright open living/dining rooms on the main floor with updated kitchen. 3 nice sized bedrooms and a 4 piece bath on the upper. Family room with huge windows on the lower level which could also be used as an additional bedroom or rec room, 2 Piece bathroom included. Dream up your own plans to finish off the basement level! Updates include: 2015 windows, Swan Valley Cabinets, flooring, interior doors and trim, updated bathrooms, and shingles in 08. Also includes a 2021 High efficiency gas furnace, 2020 hot water tank, front balcony off of the dining room, garden space, and a 8x12 storage shed. Would make an ideal revenue property! Time to make the move to a location with great resale value. Call us today to schedule your viewing. Gross 2022 property tax \$1576.87 Hydro \$100/Month Gas \$200/Month

### MORE INFORMATION

#### Room Size Details

Kitchen 9.58 x 8.50 Swan Valley Cabinets, Vinyl Flooring, Fridge, Stove, Microwave Dining Room 10.83 x 10 Vinyl Flooring, Window, Exterior Door to Balcony Living Room 15.83 x 13.33 Wall to Wall Carpet Flooring, Window With Bottom Sliders

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 11.67 x 9.58 Upper Room 1 Features : Wall to Wall Carpet Flooring, Closet, Window, Light Fixture Upper Room 2 Name : Bedroom Upper Room 2 Size : 13.25 x 8.25 Upper Room 2 Features : Wall to Wall Carpet Flooring, Window, Closet, Light Fixture Upper Room 3 Name : Bedroom Upper Room 3 Size : 9.83 x 8.25 Upper Room 3 Features : Wall to Wall Carpet Flooring, Window, Closet, Light Fixture Upper Room 4 Name : 4 Piece Bathroom Upper Room 4 Features : Vinyl Flooring, Sink, Vanity, Tub, Shower, Tub Surround, Storage

#### Lower Floor Details

Lower Floor Name 1 : Family Room Lower Floor Features 1 : Wall to Wall Carpet Flooring, 2x Windows, Suspended Ceiling, Pot Lights Lower Floor Name 2 : 2 Piece Bathroom Lower Floor Features 2 : Vinyl Flooring, Toilet, Sink/Vanity, 2021 High Efficiency Gas Furnace, 2020 Hot Water Tank

#### Basement Details

Basement Room Name 1 : Utility Room Basement Room Size 1 : 22.83 x 19.25 Basement Room Features 1 : Washer, Dryer

### BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: None

### LAND INFORMATION:

Legal Land	: Lot:3 Plan:1895
Desc	
Lot Size	: 38x131
Frontpage	: Concrete
Square feet	: 962

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Gas Forced Air
N/A	: 4 Level Split
Year Built	: 1971
Remodeled on	: 2022
Gas Budget	: 200
Hydro Budget	: 100
Property Tax	: 1576.87

### CONVENIENCE:

Name **Brent Stykalo**  
Phone (204) 572-4475

