



## 101 2nd Ave SE, Sifton, R0L 1X0, Manitoba

### DITCH THE HUSTLE & BUSTLE!

Head out to Sifton where you'll enjoy small town living in this 1 3/4 story home with 3 bedrooms, 2 bathrooms and large kitchen! Vinyl siding, fenced yard, main floor laundry, attached garage, electric furnace and central air (2008). Well is 60 ft deep and 6" diameter. Septic tank and field. Home is being sold "as is". Taxes \$741.78. Affordable living awaits!

### MORE INFORMATION

#### Room Size Details

Eat-in Kitchen 15.17' x 14.83' Fridge, stove, dishwasher, two sinks Living Room 19.92' x 19.00' Laminate flooring Mudroom Access to attached garage, 200 amp panel, laminate flooring Bathroom/Laundry 4 piece Vinyl flooring, washer, dryer Pantry/Storage Shelving, laminate flooring

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 14.83' x 14.50' Upper Room 1 Features : 2 piece ensuite, laminate flooring, closet Upper Room 2 Name : Bedroom Upper Room 2 Size : 11.83' x 9.67' Upper Room 2 Features : Carpet, closet Upper Room 3 Name : Bedroom Upper Room 3 Size : 12.50' x 12.50' Upper Room 3 Features : Carpet, closet

Name **Britney Warkentin (Stokoteln)**  
Phone (204) 648-5163



### BASE INFORMATION:

Bed : 3  
Bath : 2  
Garage : Attached single

### LAND INFORMATION:

Legal Land : Lot 1 Block 5 Plan 17  
Desc  
Lot Size : 78,70' Frontage  
Frontpage : Concrete, unfinished  
Square feet : 749

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Owner  
Heat : Electric Forced Air, Central Air  
N/A : 1 3/4  
Year Built : 1922  
Remodeled on : 2022  
Hydro Budget : 320  
Property Tax : 741.78

### CONVENIENCE: