



## 15 & 17 Roberts Ave W, Gilbert Plains, R0L 0X0, Manitoba

THE PRICE IS RIGHT....

This cute 3 bedroom 1 1/2 story home is situated on two lots on a quiet street in the picturesque town of Gilbert Plains is the perfect starter or revenue property. The kitchen comes equipped with a built-in dishwasher and ample cupboards. There is a bedroom located on the main level or this could be made into an office. There is a large porch area with main floor laundry. The upper level boasts two bedrooms but with a little imagination and elbow grease this could be transformed into a large master bedroom area. The added bonus of this property is the size of the yard with the two lots. Think of all the possibilities with a yard of this size. Gross 2022 Property Tax \$1702.82

### MORE INFORMATION

#### Room Size Details

Kitchen 15.17 x 9.58 Lino, Stove, Fridge, Microwave, Dishwasher, Window A/C, Living Room 15.08 x 14.08 Carpet, Window Bedroom / Office 8.33 x 7.25 Lino. Window, Built in Cabinet Porch / Laundry Room 10.00 x 7.50 Washer, Freezer, Lino, Window

#### Upper Floor Details

Upper Room 1 Name : Bedroom Upper Room 1 Size : 15.42 x 11.42 Upper Room 1 Features : Window, Wood Flooring Upper Room 2 Name : Bedroom Upper Room 2 Size : 11.50 x 7.75 Upper Room 2 Features : Window, Wood Flooring

### BASE INFORMATION:

Bed	: 3
Bath	: 1
Garage	: None

### LAND INFORMATION:

Legal Land	: Lot 11 / 12, Block 3, Plan
Desc	: 288
Lot Size	: 100' frontage
Frontpage	: Partial / Unfinished
Square feet	: 889
N/A	: 889

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Tenant
Heat	: Forced Air Gas
Year Built	: 191
Remodeled on	: 2022
Number of Floors	: 2
Gas Budget	: 139
Hydro Budget	: 50
Property Tax	: 1702.82

### CONVENIENCE:



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