



## 167 Rupert Ave, Grandview, R0L 0Y0, Manitoba

THIS ONE HAS IT ALL

This 2 + 1 bedroom, 922 sf bungalow with main floor laundry is centrally located in the Town of Grandview. The home has been well maintained and comes with everything that you will need to make it your own. The kitchen, dining, and living room are open concept, the main floor bathroom has undergone a gorgeous facelift with a custom tiled shower. There is a revenue or in-law suite in the finished basement that could be rented for extra income to offset your mortgage while you live on the upper floor. There is a single attached, insulated garage with a partially fenced back yard with mature trees and a garden area. This is a very sound home with a world of possibilities, from the revenue suite to the excellent location. UPDATES: 2024 - Forced HE Gas Furnace, 2023 - New Hot Water Tank, 2021 - Shingles, 2017 - Washer & Dryer, Bathroom Reno. Don't hesitate, book a showing today.

### MORE INFORMATION

#### Room Size Details

Eat in Kitchen 15.67 x 12.17 White European Cabinets, Lino, Fridge, Stove, Microwave Living Room 17.17 x 12.00 Carpet, Closet, Door, Large Picture Window Primary Bedroom 12.67 x 11.00 Carpet, Closet, Window Bedroom 14.17 x 8.75 Carpet, Closet, Window, Washer, Dryer Porch 6.42 x 5.67 Private Entrance to either Basement or Main Level, Closet, Lino Bathroom 3 Piece Custom Tile Shower, Large Cabinet, Lino

#### Basement Details

Basement Room Name 1 : Kitchenette Basement Room Size 1 : 17.25 x 8.25 Basement Room Features 1 : Fridge, Stove, Cupboards, Windows, Carpet Basement Room Name 2 : Rec Room Basement Room Size 2 : 15.17 x 11.00 Basement Room Features 2 : Carpet, Windows Basement Room Name 3 : Bedroom Basement Room Size 3 : 12.75 x 11.17 Basement Room Features 3 : Carpet, Window, Closet Basement Room Name 4 : Bathroom Basement Room Size 4 : 3 Piece Basement Room Features 4 : Shower, Window, Lino Basement Room Name 5 : Furnace / Storage Room Basement Room Size 5 : 13.75 x 10.67 Basement Room Features 5 : Forced Air Gas Furnace, Window, Additional Storage Under the Stairs

### BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Single Attached

### LAND INFORMATION:

Legal Land	: Lot 6, Block 9, Plan 287
Desc	
Lot Size	: 50 x 116
Frontpage	: Fully Finished - Block
Square feet	: 922
N/A	: 922

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Tenant
Heat	: Forced Air Gas / Baseboard in Basement
N/A	: Bungalow
Year Built	: 1971
Remodeled on	: 2022
Gas Budget	: 122
Hydro Budget	: 40
Property Tax	: 1832.54

### CONVENIENCE:



Name **Karen Gryba**  
Phone 204-638-2597

