



502 Main Street N, Gilbert Plains, R0L 0X0, Manitoba

SHOW STOPPER....

All the work has been done for you in this nicely updated 2-bedroom, 864 sf home. The main living areas flow from room to room. The primary bedroom is roomy and has a large walk-in closet. There is also access to the front porch which would make a nice sitting area right off the bedroom perfect for reading and relaxing. The laundry is located on the main floor with a closet and shelves. The spacious 4-piece bathroom is stunning with the large corner soaker tub, corner shower and pedestal sink. The single attached garage is insulated and would make the perfect workshop or to park your vehicle, on those cold winter nights. The home is on 2 large mature lots with a private stamped concrete patio area in the back. There is a gorgeous 18-hole golf course right out your back door along with a well renowned country music festival in the area. Other popular activities in the area are camping, hockey, curling, snowmobiling and snowshoeing. Hiking and fishing are also all available in the neighboring provincial and federal parks. Make this your home or revenue property. **UPDATES:** 2011/12 -most windows, laminate flooring, complete kitchen and bath reno, wiring, plumbing, furnace, air exchange, shingles, vinyl siding, fascia, soffits. 2020 - electric HWT. 2022 - interior paint.

MORE INFORMATION

Room Size Details

Kitchen 10.17 x 9.42 Black Fridge, Stove, Dishwasher, Espresso Cabinets, Breakfast Bar Living Room 15.75 x 13.67 Window, Laminate Primary Bedroom 13.17 x 12.50 Walk in Closet, Access to Porch / Sitting Room, Window Bedroom 11.42 x 7.25 Window, Closet Bathroom 4 Piece Large Corner Soaker Tub, Corner Shower, Pedestal Sink Laundry Room 7.25 x 5.17 Washer, Dryer, Cupboards, Pocket Door

BASE INFORMATION:

Bed	: 2
Bath	: 1
Garage	: Single Attached / Insulated

LAND INFORMATION:

Legal Land	: Lot 1/2, Block 19, Plan 376
Desc	
Lot Size	: 93' Frontage
Frontpage	: Concrete / Unfinished
Square feet	: 864
N/A	: 864

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Electric
N/A	: Bungalow
Year Built	: 192
Remodeled on	: 2022
Hydro Budget	: 146
Property Tax	: 1600.34

CONVENIENCE:



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