



45 Jackson s, Grandview, R0L 0Y0, Manitoba

POSSIBILITIES GALORE

This 1+2 bedroom, 1 1/2 story home sits on 2 large lots in the quiet town of Grandview. The home is bright and inviting has been well maintained and offers tons of possibilities. The kitchen is spacious and has newer wooden cabinets. The living room has loads of character with the original hardwood floors, large window and front entrance. There is one bedroom, laundry, 3-piece bath and porch on the main level. The upper floor offers two large bedrooms, hardwood flooring and numerous of storage cubbies. The basement is partially finished with a rec room, storage and cold rooms. The yard is huge with mature trees, garden area and deck. There is a single detached garage and a large shop, both with power. Perfect for extra storage or working on those projects. There are 2 lots with 2 civic addresses. Be prepared to be pleasantly surprised.

MORE INFORMATION

Room Size Details

Eat in Kitchen 15.42 x 11.67 Wood Cabinets, Window, Tile. Fridge, Stove Living Room 15.42 x 12.33 Windows, Hardwood Flooring, Bedroom 10.25 x 9.67 Hardwood Flooring, Closet, Window Laundry Room 12.08 x 7.08 Washer, Dryer, Closet, Windows, Hardwood Flooring Porch 5.17 x 4.75 Window, Tile, Wardrobe Rod Bathroom 3 Piece

Upper Floor Details

Upper Room 1 Name : Bedroom Upper Room 1 Size : 13.58 x 9.50 Upper Room 1 Features : Window, Hardwood Floor Upper Room 2 Name : Bedroom Upper Room 2 Size : 13.58 x 11.42 Upper Room 2 Features : Window, Hardwood Floor

Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 15.33 x 11.67 Basement Room Name 2 : Kitchenette / Bedroom Basement Room Size 2 : 12.50 x 11.17 Basement Room Name 3 : Storage Room Basement Room Size 3 : 19.75 x 12.08 Basement Room Name 4 : Cold Room Basement Room Name 5 : Cold Room

BASE INFORMATION:

Bed	: 3
Bath	: 1
Garage	: Single Detached and Shop

LAND INFORMATION:

Legal Land	: Lot 6/7, Block 1, Plan 287
Desc	
Lot Size	: (184 x 161) + (50 x 116)
Frontpage	: Concrete - Partially Finished
Square feet	: 1516
N/A	: 1516

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Electric Baseboard
Year Built	: 195
Remodeled on	: 2022
Number of Floors	: 2
Hydro Budget	: 345
Property Tax	: 1388.52

CONVENIENCE:



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