



## 326 Kirby Ave W, Dauphin, R7N 0G7, Manitoba

ALL DRESSED UP & READY TO GO!

This 1291sf, 1 3/4 story home has been gutted to the studs and redone for YOU! Sit back and relax in this gorgeous 4 bedroom, 2 bathroom home in a great north end area. Open concept kitchen/living/dining perfect for entertaining family & friends this holiday season! Large primary bedroom with walk-in closet, convenient laundry located on both the upper & lower levels! Updates 2021/2022: sparkling quartz countertops & white cabinetry in the kitchen & bathrooms, new stainless steel kitchen appliances, updated bathrooms with tiled tub surrounds, vinyl plank flooring, interior paint/trim/doors, light fixtures, electrical, plumbing, gas furnace 2013, Central Air 2022, sump pump, CanXL siding, 30' x 8.5' front deck & 20' x 9' back deck, windows, eaves, concrete walkway & driveway, limestone parking area in the back. Shingles 2021. Includes fridge, stove, dishwasher, microwave, washer & dryer downstairs plus washer/dryer combo unit upstairs, shed. Gross 2022 Taxes \$1615.34. Call us to view!

### MORE INFORMATION

#### Room Size Details

Kitchen 12.83 X 13.25 Quartz Countertops, Vinyl Plank Flooring, Fridge, Stove, Dishwasher, Microwave, Tile Backsplash, Island Living Room 12 X 14.42 Vinyl Plank Flooring Dining Room 10.33 x 10.17 Vinyl Plank Flooring Bedroom 9 X 10.17 Vinyl Plank Flooring, Patio door to back door Bathroom 4 piece Tiled tubsurround, Vinyl Plank Flooring

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 15.42 X 17.17 Upper Room 1 Features : Walk-in Closet, Vinyl Plank Flooring Upper Room 2 Name : Bedroom Upper Room 2 Size : 10.25 X 10.50 Upper Room 2 Features : Closet, Vinyl Plank Flooring Upper Room 3 Name : Bathroom Upper Room 3 Size : 4 piece Upper Room 3 Features : Vinyl Plank Flooring, Washer/Dryer Combo (LG), Tiled Tub Surround

#### Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 23.50 X 16 Basement Room Features 1 : Vinyl Plank Flooring Basement Room Name 2 : Bedroom Basement Room Size 2 : 11.33 X 9.08 Basement Room Features 2 : Vinyl Plank Flooring, Closet Basement Room Name 3 : Utility/Laundry Room Basement Room Features 3 : Gas Furnace, Sump Pump, Washer, Dryer, Hot Water Tank

### BASE INFORMATION:

Bed	: 4
Bath	: 2
Garage	: None

### LAND INFORMATION:

Legal Land	: Lot 2 Plan 1189
Desc	
Lot Size	: 50' F
Frontpage	: Concrete
Square feet	: 1291

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Gas Forced Air, Central Air
N/A	: 1 3/4
Year Built	: 1953
Remodeled on	: 2022
Gas Budget	: 90
Hydro Budget	: 70
Property Tax	: 1615.34

### CONVENIENCE:

Name	<b>Britney Warkentin (Stokoteln)</b>
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