



157 Roland Ave, Grandview, R0L 0Y0, Manitoba

SMALL BUT MIGHTY.....

This home is a perfect starter home and its priced to sell. The main floor consists of an eat in kitchen, living room, bedroom, 3 piece bath, and a laundry area. The upper level has 2 bedrooms but could be remodeled into one large bedroom or den area. Updates: 2021-24 - painted (main level), flooring (upper 7 main levels), 2023 - 4 new windows. The property is located close to downtown and would make an excellent first time home or revenue property.

MORE INFORMATION

Room Size Details

Eat in Kitchen 11.00 x 11.08 Fridge, Stove, Lino - 2021 Living Room 13.00 x 11.08 Window, Lino - 2021

Bedroom 9.58 x 7.00 Windows, Lino - 2021 Bathroom 3 Piece

Upper Floor Details

Upper Room 1 Name : Bedroom Upper Room 1 Size : Window -2023, Flooring 2021,Closet Upper Room

2 Name : Bedroom Upper Room 2 Size : Window - 2023, Flooring - 2021

BASE INFORMATION:

Bed	: 3
Bath	: 1
Garage	: None

LAND INFORMATION:

Legal Land	: Lot 8, Block 6, Plan 287
Desc	
Lot Size	: 50 x 116
Frontpage	: Concrete / Unfinished
Square feet	: 806
N/A	: 806

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Gas
N/A	: 1 1/2 Storey
Year Built	: 194
Remodeled on	: 2023
Gas Budget	: 130
Hydro Budget	: 30
Property Tax	: 946.54

CONVENIENCE:



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