



33 Kram Ave, Dauphin, R7N 0A3, Manitoba

A GREAT PLACE TO CALL HOME!

A GREAT PLACE TO CALL HOME! This 1694 SF bungalow offers space for everyone plus a prime location near two popular elementary schools in the north end of Dauphin. The main floor features a large eat in kitchen, a living room with wood burning fireplace, a formal dining room, a family room with gas fireplace, the primary bedroom with ensuite, an additional bedroom and a main bathroom. The basement has a spacious recreation room, a den, a laundry room with storage and a work/hobby room. The 624 SF double detached garage was built in 1990 and is insulated and can be heated with the wood stove. Enjoy the summer evenings while relaxing on the cozy deck in the privacy of the partially fenced backyard. Call for an appointment to view this one owner home! *Seller does not guarantee insurability of wood burning fireplace or wood stove in garage. Gross property tax \$2385.41.

MORE INFORMATION

Room Size Details

Eat in Kitchen 14.00 x 12.00 Fridge, stove Living Room 16.00 x 14.58 Wood burning fireplace Dining Room 9.75 x 9.58 Family Room 29.00 x 13.33 Gas fireplace, wet bar Primary Bedroom 14.00 x 10.58 Ensuite Bath Large zero clearance shower, walk in closet with added storage Bedroom 10.58 x 10.58 Bathroom Walk in bath tub with telephone shower

Basement Details

Basement Room Name 1 : Recreation Room Basement Room Size 1 : 25.00 x 12.00 Basement Room Features 1 : Electric fireplace remains Basement Room Name 2 : Den Basement Room Size 2 : 12.00 x 11.00 Basement Room Features 2 : Built in desk remains Basement Room Name 3 : Laundry Room Basement Room Size 3 : 15.00 x 13.00 Basement Room Features 3 : Washer and Dryer remain, access to crawl space under family room addition Basement Room Name 4 : Workshop/Hobby Room Basement Room Size 4 : 17.00 x 11.00

BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Detached double 624 SF

LAND INFORMATION:

Legal Land	: Lot 10 Block 3 Plan 1579
Desc	
Lot Size	: 60' F
Frontpage	: Concrete
Square feet	: 1694

BUILDING INFORMATION:

Bedroom Suffix	: 3
Possession	: Negotiable
Occupancy	: Vacant
Heat	: Electric baseboard/split Air conditioning
N/A	: Bungalow
Year Built	: 1964
Remodeled on	: 2023
Gas Budget	: 80
Hydro Budget	: 185
Property Tax	: 2385.41

CONVENIENCE:



Name **Kathy Stokotelný**
Phone (204) 648-7653

