



## 27 Davidson Ave E., Dauphin, Manitoba

BE THE LUCKY ONES TO MOVE INTO...

...this fresh, modern 3 bedroom bungalow with a great backyard and deck! Located within half a block of 2 popular elementary schools. Enjoy the open concept layout with sliding doors to a lovely extended outdoor living space. Basement finish includes a den, recreation room, workshop/gym, laundry and a lovely bathroom with soaker tub. Fenced yard. Other updates include: Carpet in basement den and vinyl flooring in recreation room, Wall air conditioning unit, some front yard landscaping, front and back screen doors. Furnace, hot water tank and shingles all 2008. Main bathroom completely renovated in 2021 and fun fact...the ceiling fan has a built in blue tooth speaker! Some light fixtures and pot lights 2023. Interior paint 2021, Smart thermostat 2022. Washer/Dryer replaced 2021. Dishwasher replaced 2022. Fridge and stove 2023. Don't miss out! Call today! 2023 Taxes \$2443.41, Hydro \$250.00/month budget.

### MORE INFORMATION

#### Room Size Details

Kitchen Living Room Primary Bedroom Bedroom Bedroom Bathroom

#### Basement Details

Basement Room Name 1 : Recreation Room Basement Room Name 2 : Den Basement Room Name 3 : Laundry Room Basement Room Name 4 : Storage Room Basement Room Name 5 : Bathroom Basement Room Size 5 : 3 Piece Basement Room Features 5 : 3 Piece

### BASE INFORMATION:

Bed : 4  
Bath : 2  
Garage : None

### LAND INFORMATION:

Legal Land : Lot 24 Plan 1580  
Desc  
Lot Size : 60' F  
Square feet : 1064

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Owner  
N/A : Bungalow  
Year Built : 1967  
Remodeled on : 2023  
Hydro Budget : 250  
Property Tax : 2443.41

### CONVENIENCE:



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