



## 37 River Ave, Ethelbert, R0L 0T0, Manitoba

THIS COULD BE THE ONE YOU'RE LOOKING FOR!

This 768 sq ft. bungalow checks all the boxes if you're looking for a home that provides comfort, affordable living, space and tranquility in the town of Ethelbert. The main floor features 2 spacious bedrooms, an inviting eat-in-kitchen, a completely renovated 4Piece Bathroom, and a bright spacious living room. The basement is just new flooring away from being completely finished and provides tons of storage with an extra bedroom, and a cold room. The backyard provides a patio, an 8x8 storage shed, apple tree, garden and plenty of room to expand. 2020 updates include: main floor bathroom renovated from studs, shingles and baseboards in the basement. Also has some updated windows, wired wall air conditioning, 200 amp service and has Municipal water and sewer. All this plus being situated just minutes away from the beautiful Duck Mountain Provincial Park! Seller also willing to leave behind extra contents. Call us today to schedule your viewing. Hydro budget \$150/month. Gross 2021 property tax \$1439.49

### MORE INFORMATION

#### Room Size Details

Eat-in Kitchen 11.83' x 13.92' Vinyl Flooring, Fridge, Stove, Ceiling Fan, Tiled Backsplash, Laminate Countertops Living Room 16.75' x 11.92' Carpet, Updated Picture Window, Closet, Air Conditioner Primary Bedroom 10.17' x 10.92' Carpet, closet Bedroom 10.92' x 9.00' Carpet, closet Bathroom 4 piece

#### Basement Details

Basement Room Name 1 : Den Basement Room Size 1 : 25.58' x 22.08' Basement Room Features 1 : 2 Double Closets, Washer, Dryer, Concrete Floor, Hot Water Tank, 200 amp Panel, Storage Under Stairs, Wainscoting Basement Room Name 2 : Bedroom Basement Room Size 2 : 8.42' x 11' Basement Room Features 2 : Wainscoting, Window, Concrete Floor Basement Room Name 3 : Coldroom Basement Room Size 3 : 4.25' x 11.08' Basement Room Features 3 : Storage shelves

### BASE INFORMATION:

Bed : 3  
Bath : 1

### LAND INFORMATION:

Legal Land : Lot 7 Block 3 Plan 638  
Desc  
Lot Size : 50' x 150'  
Frontpage : Concrete  
Square feet : 768

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Owner  
Heat : Electric Baseboard  
N/A : Bungalow  
Year Built : 1974  
Remodeled on : 2021  
Hydro Budget : 150  
Property Tax : 1439.49

### CONVENIENCE:



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