



402 Roland Ave, Grandview, R0L 0Y0, Manitoba

FALL IN LOVE!

This 2 + 2 bedroom, 2 bath, 768 sf home is the perfect choice. The kitchen has undergone a reno in 2008 and has newer cabinets, subway tile backsplash and newer countertops. The basement has 2 additional bedrooms with access to the gorgeous bathroom with a soaker tub and dual sinks. The perfect place to relax and unwind. The back yard is fenced with a single detached garage and a patio area. There has been numerous updates including windows, shingles, siding, flooring, plumbing, central air and weeping tile. Hydro budget \$160.00/month. Take a look, you will fall in love.

MORE INFORMATION

Room Size Details

Eat-in Kitchen 15.67' x 7.33' Ceramic Tile Flooring, Fridge, Stove, Dishwasher, Subway Tile Backsplash - 2008 Living Room 17.58' x 10.50' Laminate, window Bedroom 11.33' x 8.67' Laminate, closet, window Bedroom 12.33' x 10.50' Laminate, closet, window Bathroom 4 piece

Basement Details

Basement Room Name 1 : Bedroom Basement Room Size 1 : 8.00' x 7.58' Basement Room Features 1 : Laminate, Closet, Window, Access to Bathroom Basement Room Name 2 : Bedroom Basement Room Size 2 : 11.50' x 10.50' Basement Room Features 2 : Laminate, Closet, Window, Access to Bathroom Basement Room Name 3 : Laundry Room Basement Room Size 3 : 14.08' x 6.42' Basement Room Features 3 : Washer, Dryer, Access to Storage Room Basement Room Name 4 : Rec Room Basement Room Size 4 : 11.58' x 10.17' Basement Room Features 4 : Window, laminate Basement Room Name 5 : Bathroom Basement Room Size 5 : 3 piece Basement Room Features 5 : Double Sinks, Large Soaker Tub, Access to Both Bedrooms

BASE INFORMATION:

Bed	: 4
Bath	: 2
Garage	: Single Detached

LAND INFORMATION:

Legal Land	: Lot 13 Plan 1149
Desc	
Lot Size	: 50' x 116'
Frontpage	: Concrete
Square feet	: 768

BUILDING INFORMATION:

Possession	: Negotiable
Heat	: Electric Forced Air, Central Air
N/A	: Bungalow
Year Built	: 1961
Remodeled on	: 2021
Hydro Budget	: 160
Property Tax	: 1411.59

CONVENIENCE:



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