



401 SUTHERLAND Avenue Selkirk

\$271,900

Location, location, location! Welcome to 401 Sutherland Ave! Lots of opportunity to make this home your own with all the important upgrades out of the way! The roof & high efficiency Lenox furnace done in 2017! New windows in 2015! At over 1,200 square feet this home is perfect for the growing family! Three large bedrooms with gorgeous hard wood floors throughout. Tons of natural light through the south facing windows of the living room. Huge eat in kitchen with a ton of cupboard and counter space! The basement is a blank canvas for you to finish just the way you'd like it. Maybe a large rec room for the pool table? Or would you prefer a home gym? The opportunities are endless with the amount of space available. There's a two piece bathroom already there! Private back yard with no neighbours to the north or east! Close to Tim Hortons, Co-op and all kinds of restaurants and shopping! Book your showing today!

Living Room 13'17 x 20'67

Eat-In Kitchen 18'17 x 14'08

Master Bedroom 10'08 x 13'67

Bedroom 11'08 x 10'08

Bedroom 10'17 x 10'17

Four Piece Bath

Recreation Room 21'75 x 14'50

Recreation Room 13'67 x 17'58

Two Piece Bath

Laundry Room 22'50 x 17'58



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