



75 ST CLAUDE Avenue St Claude Manitoba

\$169,900

R39//St Claude/SHOWING START NOW. OFFERS ON TUES OCT 6th @ 7:00PM. Welcome to this charming two-bedroom home in St Claude, Manitoba about 1hr from Wpg offering approximately 950 sq. ft. of comfortable living space along with a large 68X200 LOT. This property has a landscaped yard with plenty of room for your kids and pets to roam. A spacious 18 x 12 ft. shed providing excellent storage and workshop space. This home features 2 bedrooms ,a living room, 4 piece bathroom, an updated kitchen, plenty of cupboard space, main-floor laundry, and a convenient mudroom area with ample storage. Included with the sale are the washer, dryer, refrigerator, stove, dishwasher, and chest freezer. Additional features include central air, 100-amp electrical service, sump pump, and a new Hi Efficiency furnace installed this year. Built in 1949, this home has seen numerous updates over the years, including windows, insulation, siding, doors, soffits, fascia, eavestroughs with gutter guards, a durable metal roof, kitchen improvements and electrical upgrades and paint throughout. This is a great opportunity for first-time homebuyers, those looking to downsize, or investors seeking an excellent rental property. Book your showing today! (id:6769)

Primary Bedroom 9 ft ,3 in X 13 ft
4pc Bathroom 5 ft ,9 in X 6 ft ,11 in
Bedroom 8 ft X 9 ft ,2 in

Kitchen 11 ft ,3 in X 15 ft ,6 in
Living room 13 ft X 11 ft ,5 in
Laundry room 13 ft ,5 in X 11 ft ,3 in

Listing Presented By:



Originally Listed by:
Lifestyles Real Estate Ltd.

<http://www.lorettehomes.com/>



Lifestyles Real Estate

E 730 St. Anne's Road, Winnipeg,
MB, R2N 0A2

Phone: 204-421-SOLD (7653)
cherylwalkerhomes@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.