



12 SON Crescent Rosser

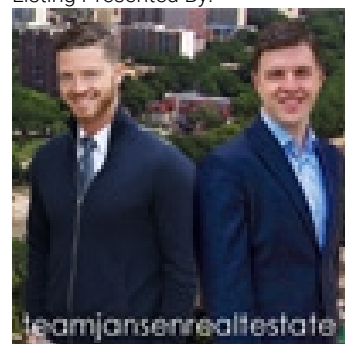
\$389,900

OTP 04/07, Country Living Minutes from the City the perfect blend of serenity & convenience in this beautifully maintained 1,173 sq. ft. Bung, ideally situated on .77-acre treed lot in Grosse Isle, just 15 minutes from the city. Step inside to a bright, neutral interior offering 3 Brs & 2 Baths, w/a functional layout for that growing family. The F/F bsmt provides a spacious rec room--perfect for family living or entertaining guests. The kitchen offers plenty of workspace & a total of 6 appliances included. Numerous important updates completed in the past, including shingles(20), windows(10), furnace(16), A/C(16), HWT(16), soffit, fascia, and eaves--adding long-term value & peace of mind. Outside, unwind on the expansive 30' x 20' deck w/ pergola, surrounded by a beautiful canopy of mature trees that provide exceptional privacy & a true country atmosphere. The property also features a Dbl. Att. Gar. w/insulated doors & openers, a carport, 4 garden sheds, & paved driveway. Lovingly cared for by a longtime owner, this home clearly reflects pride of ownership & meticulous maintenance throughout. A rare opportunity to enjoy peaceful country living with close-to-city convenience--move in and enjoy.

Living Room 21'58 x 11'17
 Dining Room 11'08 x 9'50
 Kitchen 10'08 x 9'42
 Primary Bedroom 13'33 x 11
 Bedroom 9'92 x 9'08
 Bedroom 10'08 x 9'92
 Four Piece Bath

Recreation Room 24'42 x 23'17
 Utility Room 28'58 x 10'42
 Three Piece Bath
 Office 12'58 x 9'50
 Storage Room 7'17 x 4'92
 Pantry 6'42 x 3'92

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate

andrewfeniuk@royallepage.ca
<http://www.4AllThingsRealEstate.ca>
 a



Royal LePage Prime Real Estate

1877 Henderson Highway,
 Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
[rickjansen@royallepage.ca](mailto:rckjansen@royallepage.ca)