

Residential Client Full w/Photo

282 Albany Street , Winnipeg R3J2B1
 MLS®: 1711508 Status: Active
 Area: 5E Nghbrhd: Deer Lodge

List Date: 05/08/2017 List Price: \$169,900
 DOM: 5

Property Type



Type: RD Liv Area: 84.82 M2/913 SF
 Use: Fin Bsmnt: .00 M2/ SF
 Style: 1+1/2 Lot Front: 7.62 M/25 F
 Yr Built: 1918 Lot Dpth: 35.66 M/117 F
 Age: Older Lot Area:
 Tax Amt: \$1,949.28 Tax Yr: 2016
 Ed Tax: \$893.88 Imprv: \$136.25
 Spc Lvy: Payout:
 Linc #: 007R040115000
 Schl Div: W2
 Legal:
 Add Lgl:
 RMA: 7 BDA: 2 TBD: 2 Baths: F1/HO

Remarks & Directions

Remarks: Offers May 17 at 7pm. Open House May 14 2-3:30pm, An inviting and sunny 1 ½ story home situated among all that St James has to offer! Within walking distance you will find Bruce Park, Assiniboine Park, Deer Lodge CC, playgrounds, wading pools and all your major amenities. This welcoming home offers a main floor with a 3 season sun room, large living room, formal dining room (currently used as a music room), expansive kitchen and main floor laundry. Upstairs you will find a large master and a second bedroom with walk in closet. The partial basement with full staircase has been partly finished and provides an ample amount of clean storage space. Many features include: h/e furnace, newer hot water tank, upgraded electrical, blow in insulation, kitchen roof, newer 3 season sun room, new kitchen & bathroom floor, some pvc windows. Don't miss out on this opportunity, book your viewing now!

Dir/GPS: Located between Ness and Bruce

General Information

Basement: Partial B Dev: Partially Finished
 FP Type/Fuel: # FP: Zoning: R1
 Lot Dim: Shape: Acres: Hectares:
 Frnt Exp: E Survey: Fndtion: Concrete
 Exterior: Vinyl Cnstrct: Wood Frame
 Roof: Shingle Water: Municipal/Community
 Flooring: Wall-to-wall carpet, Vinyl, Wood Sewer: Municipal/Community
 Heating: Forced Air H Fuel: Natural gas
 Gas: Hydro:
 Parking: Single Detached
 Remodel:
 Site Influ: Fenced, Golf Nearby, Back Lane, Low maintenance landscaped, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation
 Features: Air conditioning wall unit, Ceiling Fan, Hood Fan, High-Efficiency Furnace, Main floor full bathroom, Sunroom
 Gds Incl: Window A/C Unit, Dryer, Dishwasher, Refrigerator, Stove, Window Coverings, Washer
 Gds Excl:
 Rnt Eqp: None;

Approximate Room Dimensions

<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>																												
Living Room	M	17.42X10.17	Dining Room	M	11.33X8.67	Eat-In Kitchen	M	12X11.42																												
Master Bedroom	U	15.5X8	Bedroom	U	7.67X9.67	Mudroom	M	8.25X11.42																												
Sunroom	M	6.67X19.58	Four Piece Bath	M																																
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;"><u>1PC</u></td> <td style="text-align: center;"><u>2PC</u></td> <td style="text-align: center;"><u>3PC</u></td> <td style="text-align: center;"><u>4PC</u></td> <td style="text-align: center;"><u>5PC</u></td> <td style="text-align: center;"><u>6PC</u></td> <td style="width: 25%;"></td> <td style="text-align: center;"><u>1PC</u></td> <td style="text-align: center;"><u>2PC</u></td> <td style="text-align: center;"><u>3PC</u></td> <td style="text-align: center;"><u>4PC</u></td> <td style="text-align: center;"><u>5PC</u></td> <td style="text-align: center;"><u>6PC</u></td> </tr> <tr> <td># Baths:</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td># Ensuite:</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>										<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>		<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Baths:	0	0	0	1	0	0	# Ensuite:	0	0	0	0	0	0
	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>		<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>																							
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Information Deemed Reliable But Cannot Be Guaranteed.
 Tax Amount includes Education Tax, Improvements and Special Levies.
 5/13/2017 12:23:21 AM



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Photo Gallery

Page 1 of 4

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