

Residential Client Full w/Photo

525 Rathgar Avenue , Winnipeg R3L 1G2
 MLS®: 1726884 Status: Active
 Area: 1Aw Nghbrhd: Fort Rouge

List Date: 10/10/2017 List Price: \$249,900
 DOM: 0

Property Type



Type: RD Liv Area: 97.55 M2/1,050 SF
 Use: Year-round Fin Bsmnt: .00 M2/ SF
 Style: 1+3/4 Lot Front: 10.06 M/33 F
 Yr Built/Age: /Older Lot Dpth: 26.82 M/88 F
 New Const: No Lot Area: 270.53 M2/2,912 SF

Tax Amt: \$1,346.14 Tax Yr: 2017
 Ed Tax: \$1,546.99 Imprv: \$179.85
 Spc Lvy: Payout:

Linc #: 012R010515000
 Schl Div: W1
 Legal:
 Add Lgl:

RMA: 8 BDA: 3 TBD: 3 Baths: F1/HO

Remarks & Directions

Remarks: Welcome Home to 525 Rathgar Avenue. Located in the heart of the South Osborne area this charming 3 bedroom welcomes you in with an abundance of natural light and an open concept layout. The south facing sunroom is a great place to have coffee in the morning. The low maintenance back yard is perfect for hosting bbq's with friends and family. Never brush off your car again when you park inside the garage at the rear. All amenities are close by. Upgrades include: fully re-insulated, plaster removed, plumbing, bathroom, kitchen and much more. Call for your private showing today!

Dir/GPS:

General Information

Basement: Full	B Dev: Partially Finished, Unfinished
FP Type/Fuel:	# FP: Zoning: R1
Lot Dim: 33.00x88.25	Acres: Hectares:
Frnt Exp: S	Shape: Normal
Exterior: Vinyl	Survey: N/
Roof: Shingle	Fndtion: Stone
Flooring: Laminate	Cnstrct:
Heating: Forced Air	Water: Municipal/Community
Gas: Budget \$85.00/Y	Sewer: Municipal/Community
Parking: Single Detached; Enclsd: 1; Ttl: 2	H Fuel: Natural gas
Remodel: Bathroom, Exterior, Flooring, Insulation, Kitchen, Other remarks	Hydro: Budget \$45.00/Y
Site Influ: Fenced, Paved Lane, Landscaped deck, Private Yard, Public Transportation	
Features: Sunroom	
Gds Incl:	
Gds Excl:	
Rnt Eqp: None;	

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.75X10.33	Dining Room	M	10.25X7.58	Kitchen	M	9X8.33
Master Bedroom	U	13.17X11.5	Bedroom	U	13.3X8.5	Bedroom	M	10X9.33
Other	M	9.33X8.58	Other	M	9X6.33	Four Piece Bath	U	

# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6</u>
	0	0	0	1	0	0		0	0	0	0	0	0

Information Deemed Reliable But Cannot Be Guaranteed.
 Tax Amount includes Education Tax, Improvements and Special Levies.
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