

107 Ostafiew Farm Road

*Welcome
to*



About This 700 Square Foot Home in Tyndall Park

Showings start NOW. OFFERS OCT 19. Starting out? Downsizing? Making a transition & want to move into a cozy home that strikes all the boxes with nothing to do? We think you'll find it here at 107 Ostafiew Farm Rd. Located on a quiet Tyndall Park street, close to all levels of schools, shopping, transit, parks & more. Long time owners of this home are sad to leave (and many of the long time neighbours on the block are sad to see them go)! A testament to this home & neighbourhood. Situated on a good sized lot, this home has A LOT to offer! Starting w/great curb appeal. An eye pleasing vinyl/brick/stucco facade greets you. Inside, the upper level boasts an open concept LR/DR overlooked by the updated, spacious kitchen w/island! 2 good sized bedrooms & a 4 PCE bathroom round out the main floor. The lower level provides a spacious rec-room w/big windows, 2 additional bedrooms, a bathroom & a spacious laundry/mechanical/storage room. UPDATES: Shingles, Hi-Efficient furnace, HWT, flooring, PVC windows, exterior, & more. The fully fenced backyard will accommodate! You'll enjoy green space, a patio area, a rear sliding fence gate & parking pad, PLUS - a DOUBLE 2 CAR oversized GARAGE w/room for storage & more!

Features About This Perfectly Updated Home

- 4 bedrooms, 2 bathrooms
- Updates include: shingles, windows, flooring, furnace, hot water tanks & much more!
- Oversized 2 car garage
- Fenced backyard
- Parking pad
- Close to EVERYTHING!
- Excellent value at this price. DARE TO COMPARE!



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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

CrossProperty Client Full

Property Type

107 Ostafiew Farm Road , Winnipeg R2R 2C4

Nghbrhd: **Tyndall Park**
 Linc #: **014R096704600**
 Type: **RD**
 Use: **Year-round**
 Style: **BLEVL**
 Yr Built/Age: **1984/**
 New Const: **No**
 RMA: **5**
 Legal:
 Add Lgl:

Liv Area: **65.03 M2/700 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **9.14 M/30 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **278.52 M2/2,998 SF**
 BDA: **2**
 TBD: **4**
 Baths: **F1/H1**

Area: **4J**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$4,344.70**
 Tax Yr: **26**
 Ed Tax: **\$2,252.75**
 Imprv: **\$208.50**
 Spc Lvy:
 Payout:
 MLS® #: **202625385**
 Status: **Incomplete**
 List Price: **\$349,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: **Showings start NOW. OFFERS OCT 19. Starting out? Downsizing? Making a transition & want to move into a cozy home that strikes all the boxes with nothing to do? We think you'll find it here at 107 Ostafiew Farm Rd. Located on a quiet Tyndall Park street, close to all levels of schools, shopping, transit, parks & more. Long time owners of this home are sad to leave (and many of the long time neighbours on the block are sad to see them go)! A testament to this home & neighbourhood. Situated on a good sized lot, this home has A LOT to offer! Starting w/great curb appeal. An eye pleasing vinyl/brick/stucco facade greets you. Inside, the upper level boasts an open concept LR/DR overlooked by the updated, spacious kitchen w/island! 2 good sized bedrooms & a 4 PCE bathroom round out the main floor. The lower level provides a spacious rec-room w/big windows, 2 additional bedrooms, a bathroom & a spacious laundry/mechanical/storage room. UPDATES: Shingles, Hi-Efficient furnace, HWT, flooring, PVC windows, exterior, & more. The fully fenced backyard will accommodate! You'll enjoy green space, a patio area, a rear sliding fence gate & parking pad, PLUS - a DOUBLE 2 CAR oversized GARAGE w/room for storage & more!**

Dir/GPS:

General Information

Basement: **Full**
 FP Type/Fuel:
 Lot Dim:
 Frnt Exp:
 Exterior: **Brick, Stucco**
 Roof: **Shingle**
 Flooring: **Laminate, Tile, Vinyl**
 Heating: **Forced Air**
 Gas: **Budget \$20.00/M**
 Parking: **Double Detached, Garage door opener, Parking Pad, Rear Drive Access; Enclsd: 2; Ttl: 3**
 Remodel: **Basement, Exterior, Flooring, Furnace, Garage, Roof Coverings, Windows**
 Site Infl: **Fenced, Landscape, Landscaped patio, Paved Street, Playground Nearby, Public Transportation, Shopping Nearby**
 Features: **Air Conditioning-Central, High-Efficiency Furnace, No Pet Home, No Smoking Home**
 Gds Incl: **Blinds, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer**
 Gds Excl:
 Rnt Eqp: **None;**

B Dev: **Fully Finished**
 # FP:
 Acres:
 Fndtion: **Concrete**
 Cnstrct: **Wood Frame**
 Water: **Municipal/Community**
 Sewer: **Municipal/Community**
 H Fuel: **Natural gas**
 Hydro: **Budget \$150.00/M**

Zoning: **R1**
 Hectares:

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Four Piece Bath	M		Primary Bedroom	M	11.7X10.5	Bedroom	M	7.1X11.9
Dining Room	M	8.4X6.1	Eat-In Kitchen	M	9.5X8.4	Living Room	M	10.1X16.11
Bedroom	L	6.8X14.11	Bedroom	L	8.2X10.4	Two Piece Bath	L	
Recreation Room	L	16.3X10.3	Laundry Room	L	10.6X6.6			

# Baths:	1PC	2PC	3PC	4PC	5PC	6PC	# Ensuite:	1PC	2PC	3PC	4PC	5PC	6PC
	0	1	0	1	0	0		0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.