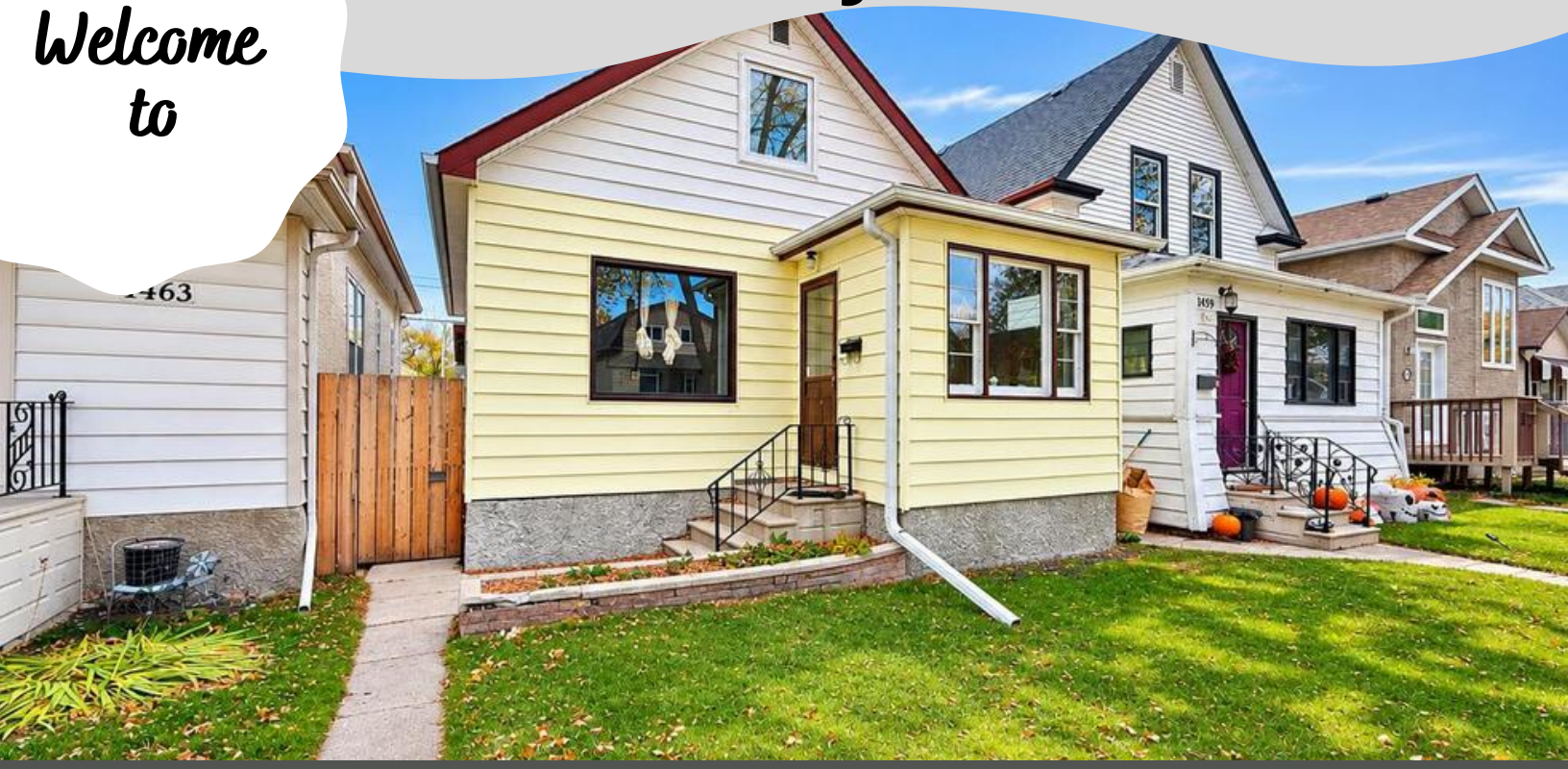
1461 Bannatyne Avenue West

Welcome to

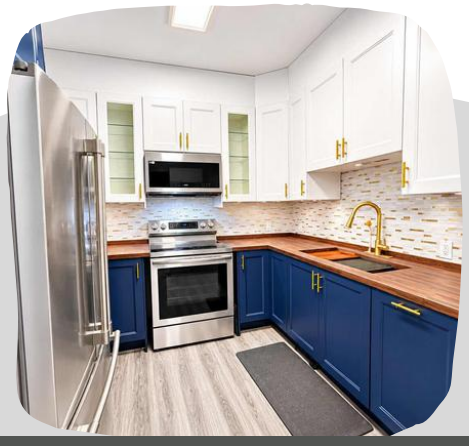


About This 1008 Square Foot Home

OWN THIS as low as $1103/month (5% down, 3.8% variable rate over 30 yrs)! Welcome to 1461 Bannatyne Avenue West. Located on 1 of the best blocks in the Weston/Brooklands area, steps to transit, schools, parks, & nearby Red River College, Polo Park, & more. This home has everything to make it your own! Starting with great curb appeal! The exterior boasts a maintenance-free vinyl/stucco exterior w/aluminum soffits & facia & updated shingles. Enjoy the 3 seasons with a coffee or favourite drink in the cozy front porch! You'll be welcomed to the front foyer which leads to a cute front flex room. From there, start making memories in the cozy living room. The main floor boasts a good sized bedroom, updated 4 pce bathroom, dining room with a breakfast nook & an updated kitchen complete w/stainless steel appliances that you will LOVE! The upper level provides the private primary bedroom retreat! Well appointed for size & closet space, you'll enjoy crashing here! The full basement is high & dry! It offers plenty of room for storage, laundry & boasts updated hi-efficient furnace, HWT, electrical panel & wiring/plumbing. A mudroom leads to the fenced backyard & sliding gate, detached garage & driveway. ACT NOW!

Features About This Perfectly Updated Home

- 2 bedrooms, 1 bathroom
- Updates include: shingles, windows, flooring, hot water tank & much more!
- Fenced backyard
- Parking pad & garage
- Close to RRCC, Polo Park & EVERYTHING!
- Excellent value at this price. DARE TO COMPARE!







Shawn Sommers
204.818.0707
www.ShawnSommers.com
CENTURY 21 Carrie Realty
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

1461 Bannatyne Avenue W, Winnipeg R3E 0X3

Nghbrhd:	**Weston**			Area:	**5D**	MLS® #:	**202626800**
Linc #:	**013R062273000**			Schl Div:	**Winnipeg (WPG 1)**		
Type:	**RD**	Liv Area:	**93.65 M2/1,008 SF**	Gross Tax:	**$2,248.46**		
Use:	**Year-round**	Fin Bsmnt:	**.00 M2/ SF**	Tax Yr:	**26**	Status:	**Incomplete**
Style:	**1+1/2**	Lot Front:	**7.62 M/25 F**	Ed Tax:	**$1,129.98**	List Price:	**$239,900**
Yr Built/Age:	**1913/**	Lot Dpth:	**32.31 M/106 F**	Imprv:	**$173.75**	Sell Price:	
New Const:	**No**	Lot Area:	**246.29 M2/2,651 SF**	Spc Lvy:		Sell Date:	
RMA:	**8** BDA: **2**	TBD: **2**	Baths: **F1/H0**	Payout:		DOM:	
Legal:							
Add Lgl:							

Remarks & Directions

Remarks: **OWN THIS as low as $1103/month (5% down, 3.8% variable rate over 30 yrs)! Welcome to 1461 Bannatyne Avenue West. Located on 1 of the best blocks in the Weston/Brooklands area, steps to transit, schools, parks, & nearby Red River College, Polo Park, & more. This home has everything to make it your own! Starting with great curb appeal! The exterior boasts a maintenance-free vinyl/stucco exterior w/aluminum soffits & facia & updated shingles. Enjoy the 3 seasons with a coffee or favourite drink in the cozy front porch! You'll be welcomed to the front foyer which leads to a cute front flex room. From there, start making memories in the cozy living room. The main floor boasts a good sized bedroom, updated 4 pce bathroom, dining room with a breakfast nook & an updated kitchen complete w/stainless steel appliances that you will LOVE! The upper level provides the private primary bedroom retreat! Well appointed for size & closet space, you'll enjoy crashing here! The full basement is high & dry! It offers plenty of room for storage, laundry & boasts updated hi-efficient furnace, HWT, electrical panel & wiring/plumbing. A mudroom leads to the fenced backyard & sliding gate, detached garage & driveway. ACT NOW!**

Dir/GPS:

General Information

Basement:	**Full**		B Dev:	**Partially Finished**	
FP Type/Fuel:			# FP:		Zoning: **R2**
Lot Dim:		Shape: **Normal**	Acres:		Hectares:
Frnt Exp:		Survey:	Fndtion:	**See remarks**	
Exterior:	**Stucco, Vinyl**		Cnstrct:	**Wood Frame**	
Roof:	**Shingle**		Water:	**Municipal/Community**	
Flooring:	**Wall-to-wall carpet, Laminate, Vinyl**		Sewer:	**Municipal/Community**	
Heating:	**Forced Air**		H Fuel:	**Natural gas**	
Gas:	**Budget $45.00/M**		Hydro:	**Budget $95.00/M**	
Parking:	**Single Detached, Parking Pad; Enclsd: 1; Ttl: 2**				
Remodel:	**Electrical, Exterior, Flooring, Furnace, Kitchen, Roof Coverings, Windows**				
Site Influ:	**Fenced, Playground Nearby, Public Transportation, Shopping Nearby**				
Features:	**Air Conditioning-Central, High-Efficiency Furnace, Microwave built in, Porch**				
Gds Incl:	**Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer**				
Gds Excl:					
Rnt Eqp:	**None;**				

Approximate Room Dimensions

Room		L Dimen	Room		L Dimen	Room		L Dimen
Living Room	**M**	**12.8X10.6**	**Dining Room**	**M**	**9.3X9.4**	**Kitchen**	**M**	**10.5X9.4**
Primary Bedroom	**U**	**16.1X10.6**	**Bedroom**	**M**	**9X8.3**	**Den**	**M**	**10X9.7**
Porch	**M**	**6.2X8.4**	**Mudroom**	**M**	**7.5X8.11**	**Four Piece Bath**	**M**	

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

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