

2 Cullen Drive

*Welcome
to*



About This 1040 Square Foot Home in Westdale/Charleswood

Opportunity awaits in Westdale/Charleswood! This family owned home of over 50 years, is ready to be passed on to its new owner. Well located near schools, transit, shopping, a public pool, & all amenities. Welcome to 2 Cullen Drive! This 1040 SF bungalow home has been a solid rock with a few updates over the years: furnace, shingles, soffits/facia. With your updates, elbow grease & touches, you can make this the sparkling diamond it can be! If you're in the market shopping, we feel you'll agree it's priced well below market value & city assessment value to allow for this. This home offers great curb appeal, a front driveway with oversized garage, fenced yard & a 3 season sunroom. Inside, this home will accommodate. The main floor features an eat-in kitchen, & a formal dining room leading to the spacious living room. a 4 pce bathroom, spacious primary bedroom & 2 secondary bedrooms complete the main floor. The lower level provides a great foot print for recreation & fun. Here, you'll find a bar area & 2 large recreation rooms. Additionally, a 2 pce bathroom, laundry & storage rooms complete the lower level. Come on down! Have a look & see if this project is for you!

Features About This Perfectly Updated Home:

- 3 bedrooms, 2 bathrooms
- Oversized detached garage
- Updates including shingles, furnace, soffits/facia, and much more.
- Finished rec-room
- Amazing front and back yard
- Priced to allow your updates and touches!



Shawn Sommers
204.818.0707
www.ShawnSommers.com



**Shawn Sommers Personal
Real Estate Corporation**

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

2 Cullen Drive , Winnipeg R3R 1N9

Nghbrhd: **Westdale**
 Linc #: **001R005020900**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1969/**
 New Const: **No**
 RMA: **6** BDA: **3**
 Legal:
 Add Lgl:

Liv Area: **96.62 M2/1,040 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **16.76 M/55 F**
 Lot Dpth: **32.00 M/105 F**
 Lot Area: **536.89 M2/5,779 SF**
 TBD: **3** Baths: **F1/H1**

Area: **1H** MLS® #: **202622605**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$4,127.86**
 Tax Yr: **26**
 Ed Tax: **\$1,759.87**
 Imprv: **\$382.25**
 Spc Lvy:
 Payout:
 Status: **Incomplete**
 List Price: **\$329,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: **Showings start NOW. Offers Sept 16. Opportunity awaits in Westdale/Charleswood! This family owned home of over 50 years, is ready to be passed on to its new owner. Well located near schools, transit, shopping, a public pool, & all amenities. Welcome to 2 Cullen Drive! This 1040 SF bungalow home has been a solid rock with a few updates over the years: furnace, shingles, soffits/facia. With your updates, elbow grease & touches, you can make this the sparkling diamond it can be! If you're in the market shopping, we feel you'll agree it's priced well below market value & city assessment value to allow for this. This home offers great curb appeal, a front driveway with oversized garage, fenced yard & a 3 season sunroom. Inside, this home will accommodate. The main floor features an eat-in kitchen, & a formal dining room leading to the spacious living room. A 4 pce bathroom, spacious primary bedroom & 2 secondary bedrooms complete the main floor. The lower level provides a great foot print for recreation & fun. Here, you'll find a bar area & 2 large recreation rooms. Additionally, a 2 pce bathroom, laundry & storage rooms complete the lower level. Come on down! Have a look & see if this project is for you!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Shpe:	Normal		
Exterior:		Survey:			
Roof:	Stucco, Wood Siding	Fndtion:	Concrete		
Flooring:	Shingle	Cnstrct:	Wood Frame		
Heating:	Wall-to-wall carpet, Vinyl, Wood	Water:	Municipal/Community		
Gas:	Forced Air	Sewer:	Municipal/Community		
Parking:	Budget \$70.00/M	H Fuel:	Natural gas		
Remodel:	Double Detached, Front Drive Access, Garage door opener, Oversized; Enclsd: 1; Ttl: 3	Hydro:	Budget \$30.00/M		
Site Infl:	Furnace, Roof Coverings				
Features:	Park/reserve, Playground Nearby, Shopping Nearby				
Gds Incl:	Air Conditioning-Central				
Gds Excl:	Dryer, Garage door opener, Refrigerator, Stove, Washer				
Rnt Eqp:	None;				

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Eat-In Kitchen	M	12.6X11		Dining Room	M	7.7X11.9		Living Room	M	11X16.11	
Four Piece Bath	M			Primary Bedroom	M	10.11X11.2		Bedroom	M	9.2X11	
Bedroom	M	9.2X9.1		Laundry Room	B	14X14		Recreation Room	B	20.11X20	
Recreation Room	B	17X10		Two Piece Bath	B						

# 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>6PC</u>
	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.