

1093 Bannerman Avenue

*Welcome
to*



About This 1020 Square Foot Home in Sinclair Park

You've looked at the rest, but have held out for the best? WELCOME TO 1093 BANNERMAN Ave. Well located near shopping, restaurants, schools, parks, & transportation, on a quiet dead-end block west of McPhillips, south of Inkster & east of Fife street on the edge of Sinclair Park/The Maples/Garden City areas! The most fussy buyer will approve this 1020 SF, fully renovated (inside/out, top2bottom) bungalow. Starting w/great curb appeal, it boasts a maintenance-free stucco/vinyl exterior w/aluminum soffits/facia, PVC windows & newer shingles. Inside, no expense has been spared w/brand new updates. The main floor provides a spacious eat-in kitchen w/ample cabinetry, backsplash, dual sinks, built-in dishwasher & updated appliances, overlooking the cozy living room w/electric fireplace. The gorgeous 4 pce bath, spacious primary & 2 secondary bedrooms & storage round out the main floor. The exterior/interior SIDE ENTRANCE to fully finished & separate basement offers endless possibilities. A HUGE rec-room w/kitchen (roughed-in for appliances), 3 pce bath, huge 4th bedroom (w/walk-in closet) & laundry (which may be shared between floors). Extra space, In-law or rental income suite? YOU decide!

Features About This Perfectly Updated Home:

- 4 bedrooms, 2 bathrooms
- Single detached garage
- Updates including shingles, HWT, furnace, electrical, and much more.
- Finished rec-room
- Amazing front and back yard
- Universal appeal: HUGE basement - could be an in-law suite or income rental potential. ENDLESS POSSIBILITIES!



Shawn Sommers
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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.

1093 Bannerman Avenue , Winnipeg R2X 1K9

Nghbrhd: **Sinclair Park**
 Linc #: **014R060952100**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1957/**
 New Const: **No**
 RMA: **5** BDA: **3**
 Legal:
 Add Lgl:

Liv Area: **94.76 M2/1,020 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **12.50 M/41 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **380.53 M2/4,096 SF**
 TBD: **4** Baths: **F2/H0**

Area: **4C**
 Schl Div:
 Gross Tax: **\$4,029.00**
 Tax Yr: **25**
 Ed Tax: **\$1,988.22**
 Imprv: **\$284.95**
 Spc Lvy:
 Payout:

MLS® #: **202618784**
 List Price: **\$429,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

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Dir/GPS: **Located on a quiet dead-end - mid block between McPhillips & Fife streets - close to Maples/Garden City, Inkster Blvd & all shopping, schools, transit. CLICK MULTI-MEDIA BUTTONS FOR MORE DETAILS.**

General Information

Basement: **Full**
 FP Type/Fuel: **Insert/Electric**
 Lot Dim: Shape: **Normal**
 Frnt Exp: **S** Survey:
 Exterior: **Stucco, Vinyl**
 Roof: **Shingle**
 Flooring: **Laminate, Vinyl**
 Heating: **Forced Air**
 Gas: **Budget \$55.00/M**
 Parking: **Single Detached, Rear Drive Access; Enclsd: 1; Ttl: 2**
 Remodel: **Basement, Bathroom, Completely, Electrical, Exterior, Flooring, Furnace, Kitchen, Roof Coverings, Windows**
 Site Influ: **Fenced, Park/reserve, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby**
 Features: **High-Efficiency Furnace, In-Law Suite, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump**
 Gds Incl: **Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer**
 Gds Excl:
 Rnt Eqp: **None;**

B Dev: **Fully Finished**
 # FP: **1** Zoning: **R1**
 Acres: Hectares:
 Fndtion: **Concrete**
 Cnstrct: **Wood Frame**
 Water: **Municipal/Community**
 Sewer: **Municipal/Community**
 H Fuel: **Natural gas**
 Hydro: **Budget \$55.00/M**

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Eat-In Kitchen	M	14X	12.4	Living Room	M	14.11X	13	Four Piece Bath	M		
Primary Bedroom	M	10.9X	16.5	Bedroom	M	11X	8.9	Bedroom	M	10.2X	14.5
Laundry Room	B	14.6X	6.1	Recreation Room	B	13.7X	20.1	Eat-In Kitchen	B	13.7X	11.9
Three Piece Bath	B			Bedroom	B	14.11X	13.1				

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

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