

87 Minikada Bay , Winnipeg R2C 0G9

MLS® #: 1002083

Neighborhood: Canterbury Park

Area: 3M

Price: \$179,900

Status: Active



**General Information**

Type:	<b>Single Family Detached</b>	Style:	<b>Bungalow</b>	Year Blt	<b>1963</b>	Age:	
Liv Area:	<b>90.12 M2/970 SF</b>	Frontage:	<b>15.85 M/52 F</b>	Depth:	<b>30.48 M/100 F</b>		
Basement:	<b>Full</b>	Bsmnt Dev:	<b>Partially Finished</b>	Fin Bsmnt:			
Rooms:	RMA: <b>5</b> BDA: <b>2</b>	TBD: <b>3</b> FB: <b>1</b> HB: <b>0</b>	EN:	Use:			
Lot Shape:	<b>Normal</b>	Gross Tax:	<b>\$2,227.01/2009</b>	Edu Tax:	<b>\$1,064.03</b>		
Parking:	<b>Front Drive Access</b>						
Site Influ:	<b>Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Treed Lot</b>						
Features:	<b>Air Conditioning-Central, Monitored Alarm, Deck, Microwave built in, No Pet Home, No Smoking Home, Smoke Detectors</b>						
Goods Incl:	<b>Alarm system, Blinds, Dryer, Dishwasher, Two Fridges, Microwave, Storage Shed, Satellite Dish, Window Coverings, Washer</b>						

**Approximate Room Dimensions**

<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>
Living Room	M	15.60X14.10	Dining Room	M	12.90X8.20	Kitchen	M	15.60X8.11
Master Bedroom	M	11.70X10.90	Bedroom	M	8.10X7.00	Bedroom	L	17.00X11.00
Recreation Room	L	23.00X12.00	Other	L	8.00X5.00	Four Piece Bath	M	

showings start Feb 18th, Open House Sun Feb 21st, offers Feb 22nd. family bungalow situated great location, large beau landscaped lot 52 X 100, beau oak hardwood w/w & newer tile in kitchen and bath. approx 1000 sq. ft. plus many upgrades, appliances, alarm, central air, cedar. deck, shed, and more! Don't miss this one!