



**Win BLAHEY**

DELTA Real Estate  
Your WIN-ning Team!



winblahey@mts.net

Cell: 941-1817

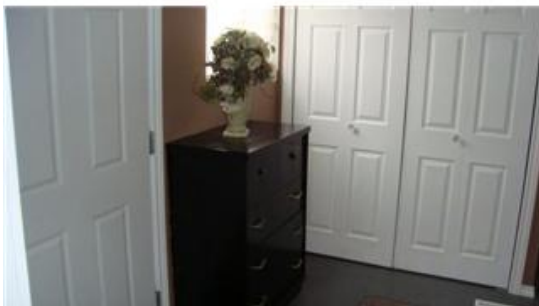
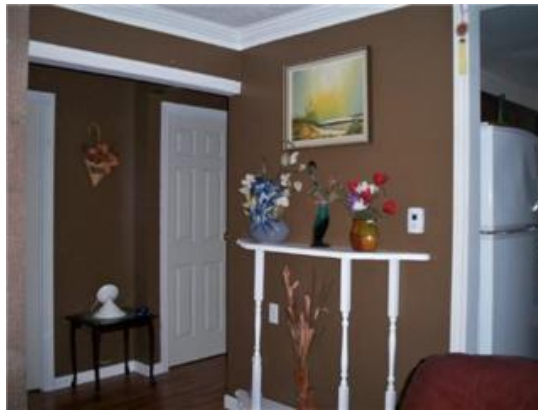
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Photo Gallery

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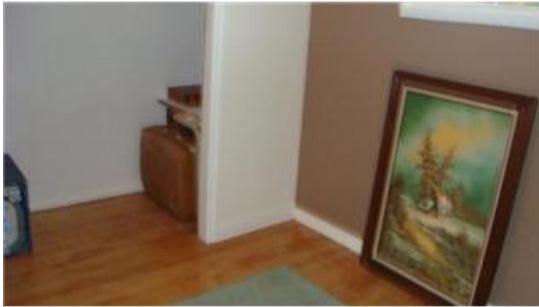
MLS® #: 1103512 739 MARTIN Avenue , Winnipeg R2L 0Z9

\$167,500



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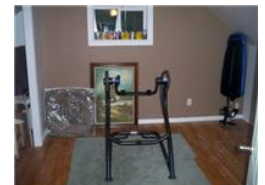
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Client 10 Photo

**739 MARTIN Avenue , Winnipeg R2L 0Z9**

**\$167,500**

Status: **Active**  
 MLS® #: **1103512**  
 Area: **3B**  
 Neighborhd: **Elmwood**  
 Type/Use: **Single Family Detached**  
 Style: **One and a Half**  
 Yr Blt/Age: **1945/OL**  
 Liv Area: **1040 SF**  
 Fin Bsmnt:  
 Bsmnt: **Crawl space**  
 Bsmnt Dev:  
 Lot Shape: **Normal**  
 Frontage: **14.02 M/46 F**  
 Depth: **26.21 M/86 F**  
 Rooms: **RMA: 7    BDA: 4    TBD: 4    FB: 1    HB: 0    EN:**  
 Gross Tax: **\$1,561**                      Year: **2010**  
 Parking: **Double Detached, Garage door opener, Insulated garage door, Parking Pad**  
 Site Influ: **Fenced, Flat Site, Paved Lane, Landscaped deck, Treed Lot**  
 Features: **Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors**  
 Goods Incl: **Blinds, Dishwasher, Refrigerator, Garage door opener, Stove, Window Coverings**



| Approximate Room Dimensions |   |             |                 |   |             |
|-----------------------------|---|-------------|-----------------|---|-------------|
| Room                        | L | Dimen       | Room            | L | Dimen       |
| Living Room                 | M | 15.75X11.75 | Eat-In Kitchen  | M | 11.83X9.42  |
| Master Bedroom              | M | 13.75X7.83  | Bedroom         | U | 13.50X11.75 |
| Bedroom                     | U | 13.50X7.75  | Bedroom         | M | 12.00X8.50  |
| Utility Room                | M | 12.00X11.00 | Four Piece Bath | M |             |

**SS March 10th- Open house Mar 13th Offers Mar 15th Don't miss viewing - Ready to move in & enjoy 1040 sq ft family 4 br- 1 1/2 storey- Approx \$40000 in prof. renovations & upgrades in 2010 & 2011- Incl furnace double garage deck, drywall, elec & much much more. Beautifully decorated & landscaped - a must see!!.**

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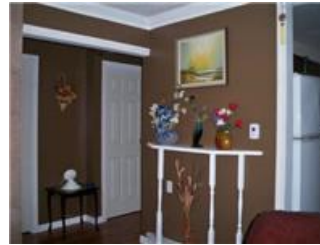
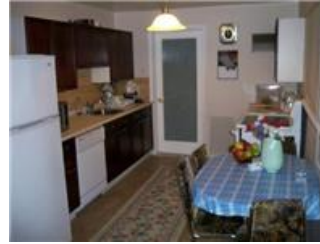
**\$167,500**

MLS® #: 1103512

Neighborhd: Elmwood

Area: 3B

Status: Active



**General Information**

|             |   |            |                        |            |                     |      |              |
|-------------|---|------------|------------------------|------------|---------------------|------|--------------|
| Type:       | <b>Single Family Detached</b>   | Style:     | <b>One and a Half</b>  | Year Blt   | <b>1945</b>         | Age: | <b>Older</b> |
| Liv Area:   | <b>96.62 M2/1,040 SF</b>  | Frontage:  | <b>14.02 M/46 F</b>    | Depth:     | <b>26.21 M/86 F</b> |      |              |
| Basement:   | <b>Crawl space</b>  | Bsmnt Dev: |                        | Fin Bsmnt: |                     |      |              |
| Rooms:      | RMA: <b>7</b> BDA: <b>4</b> TBD: <b>4</b> FB: <b>1</b> HB: <b>0</b> EN:                                       | Use:       |                        |            |                     |      |              |
| Lot Shape:  | <b>Normal</b>   | Gross Tax: | <b>\$1,560.67/2010</b> |            |                     |      |              |
| Parking:    | <b>Double Detached, Garage door opener, Insulated garage door, Parking Pad</b>                                |            |                        |            |                     |      |              |
| Site Influ: | <b>Fenced, Flat Site, Paved Lane, Landscaped deck, Treed Lot</b>  |            |                        |            |                     |      |              |
| Features:   | <b>Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors</b> |            |                        |            |                     |      |              |
| Goods Incl: | <b>Blinds, Dishwasher, Refrigerator, Garage door opener, Stove, Window Coverings</b>                          |            |                        |            |                     |      |              |

**Approximate Room Dimensions**

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