



Win Blahey

Client 10 Photo

841 Beecher Avenue , Winnipeg R2V 4R3

\$369,900

Status: **Active**
 MLS® #: **1121376**
 Area: **4F**
 Neighborhd: **Garden City**
 Type/Use: **Single Family Detached**
 Style: **Two Storey Split**
 Yr Blt/Age: **1973/**
 Liv Area: **2102 SF**
 Fin Bsmnt: **Full**
 Bsmnt Dev: **Fully Finished**
 Lot Shape: **Normal**
 Frontage: **30.78 M/101 F**
 Depth: **43.89 M/144 F**
 Rooms: **RMA: 8 BDA: 4 TBD: 5 FB: 2 HB: 2 EN:**
 Gross Tax: **\$3,309** Year: **2011**
 Parking: **Double Attached, Front Drive Access, Insulated, Oversized, Recreational Vehicle**
 Site Influ: **Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby**
 Features: **Deck, Hot Tub, No Pet Home, No Smoking Home, Security Window Bars, Wall unit built-in**
 Goods Incl: **Blinds, Dryer, Dishwasher, Refrigerator, Storage Shed, Stove, Washer**



Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen
Living Room	M	14.67X14.42	Dining Room	M	11.00X9.83
Kitchen	M	13.50X13.17	Family Room	M	15.00X11.83
Master Bedroom	U	15.00X14.33	Bedroom	U	11.00X10.00
Bedroom	U	11.00X10.00	Bedroom	U	14.25X9.50
Bedroom	L	14.42X9.35	Recreation Room	L	32.17X16.05
Laundry Room	L	10.83X9.75	Two Piece Bath	M	
Four Piece Bath	U		Four Piece Bath	L	
2 Piece EN Bath	U				

SS Oct 29 Open house Sunday. Oct 30 1-4 Offers Thur Nov 3. UNIQUE 2 STOREY SPLIT- DESIRABLE AREA- LDSO FENCED 101X144 LOT- 2102 SQ FT- 5BRS - 4 BATHS- FAM RM- FIREPLACE- DREAM KIT " MAPLE BOURDEAU CABS"- GRANITE COUNTERTOPS- APPLIANCES- DINING ROOM- PATIO DRS TO 2 DECKS- HOT TUB- FIN. REC ROOM- O/S GARAGE EXTENSIVELY RENOVATED- GREAT FAMILY HOME! TOO MANY THINGS TO MENTION- A MUST SEE HOME!!