

## **Things to Remember**





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# 85 Mallard Way - Winnipeg



3 Beds	2 Baths	917 sq.ft.	Lot: 36'x100'	\$359,900
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**Basement: Fully Finished** Style: Bungalow Taxes: \$3,314.80 Age: 1983







#### **EXCELLENT OPPORTUNITY IN MEADOWS WEST!**

Perfectly located between Garden Drive Park and Garton Park, this updated family home is fully finished from top to bottom! Some upgrades that make this home move-in ready include: triple pane PVC windows, hardwood floors, granite countertops, high efficiency gas furnace, central a/c, aluminum soffits & fascia and new hot water tank. This property is gorgeously landscaped and has a fenced yard with a rear deck seating area! The living room also includes vaulted ceilings and a real wood fireplace for added warmth! This home has a modern and completely finished basement with office all appliances included! Call today to come and view for yourself!

### **Property Features**

- · High Efficiency Natural Gas Furnace
- 100 Amp Electrical Panel
- Central A/C
- 40 Gal. Gas Hot Water Tank (2019)
- Wood Siding & Stucco Exterior Finish
- Asphalt Shingled Roof
- Aluminum Soffits & Fascia
- Triple Pane PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water
- Community Sewer
- **Wood Burning Fireplace**
- Hardwood, Carpet & Tile Flooring Throughout
- Property Landscaped w/ 11'x11' Deck
- Fenced Back Yard
- Close to Parks & Schools

## Neighbourhood

Nestled in the charming Meadows West neighbourhood, 85 Mallard Way in Winnipeg offers a serene and family-friendly atmosphere. Residents enjoy proximity to lush green spaces, ideal for leisurely strolls and outdoor activities. With a variety of nearby amenities including shopping centres, schools, and recreational facilities, this location seamlessly combines the tranquility of suburban living with convenient access to essential services, making it an appealing choice for those seeking a well-rounded community.

Room	<b>Dimensions</b>

Floor	Room Type	Dimensions
Main	Kitchen	8.50 x 8.00
Main	Dining Room	10.00 x 10.00
Main	Living Room	14.75 x 11.17
Main	Primary Bedroom	11.25 x 10.50
Main	Bedroom #2	12.17 x 8.00
Main	Bedroom #3	10.17 x 10.00
Main	Bathroom	4 Piece
Basement	Rec. Room	18.00 x 14.58
Basement	Office	11.83 x 10.50
Basement	Storage Room	9.00 x 10.50
Basement	Bathroom	3 Piece

#### **Included in Purchase Price**

- Refrigerator (2018)
- Stove (2018)
- Washer (2018)
- Dryer (2018)







