

138 Proctor Street

Woodlands, MB

\$209,900 | 2 BEDS | 1 BATH | 782 SQFT | LOT SIZE: 50' x 126'

Modern Bungalow with Backyard Oasis!



mattmckillop@icloud.com | cell: 204-770-2354 | office: 204-467-8000

Welcome home to this beautifully updated 2-bed, 1-bath bungalow in a quiet, friendly community! Perfectly located near Woodlands School and the rec centre, this 782 sq ft gem blends comfort and convenience. Inside, you'll love the modern updates and included appliances, making move-in a breeze. Outside is where this home truly shines—a large deck with a charming gazebo sets the stage for summer gatherings, while the fully fenced backyard features raised garden beds and two handy sheds for all your storage needs. Whether you're starting out, downsizing, or looking for a peaceful retreat, this property is a must-see. Call today to book your private tour!

INCLUSIONS

- Refrigerator
- Washer
- Stand Alone A/C Unit
- 2x Sheds
- Stove
- Dryer
- Window Coverings
- Dishwasher
- Iron Breaker
- Blinds
- (as-is condition)

SPECIFICATIONS

- Style: Bungalow
- Built: 1969
- Taxes: \$1,041.71

MEASUREMENTS

Eat-in Kitchen: 13.17 x 11.42

Living Room: 14.17 x 13.17

Main Bathroom: 4 Piece

Primary Bedroom: 11.42 x 9.58

Bedroom #2: 7.83 x 9.58

Laundry: 9.67 x 6.25

FEATURES

- Electric Baseboard Heat
- 100 Amp Electrical Panel
- Portable AC Unit
- 40 Gallon Electric Hot Water Tank
- Water Iron Breaker
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Crawlspace
- Concrete Foundation
- Well Water
- Community Sewer
- High Speed Internet
- Oak Kitchen Cabinet
- Vinyl Plank Flooring
- Property Landscaped with Fenced Back Yard, Raised Garden Beds, 2x Sheds and 16'x12' Deck w/ Gazebo

