



Spacious Family Living
in Lundar!

46 3RD AVENUE SOUTH
LUNDAR, MB



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REALTOR®



Spacious Family Living in Lundar!

Step into expansive family living with this beautifully maintained 5-bedroom, 2.5-bathroom home conveniently located close to Lundar School and amenities. Spanning 2308 sqft, this residence offers generous space and natural light throughout.

Inside, you'll find spacious bedrooms with ample sunlight pouring in from large windows. The family room and living room boast picturesque views of the front yard through large picture windows, complemented by a cozy wood-burning fireplace and built-in shelving in the living room.

The freshly renovated & modern eat-in kitchen features a spacious island and includes all appliances, with large windows overlooking the backyard. Step outside to enjoy a screened gazebo leading to a stone patio with a soothing water feature, perfect for relaxing or entertaining.

Additional features include laminate and vinyl flooring throughout, a double attached garage, and a large covered front porch ideal for enjoying the serene surroundings. Situated on a huge 184' x 125' lot, this property also includes an adjacent 100' x 125' lot on separate title, offering ample space and potential.

Don't miss out on this must-see home! Contact Matt today to schedule your private viewing.



INTRODUCING

46 3RD AVENUE SOUTH LUNDAR, MB

\$319,900

1977

2,308 SQFT

5 BEDS

2.5 BATHS

184' X 125'

\$2,443.41

FEATURES:

- Forced Air Electric Furnace
- H.R.V.
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Digital Water Softener
- Vinyl Exterior
- Metal Roof
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Well Water
- Community Sewer
- Wood Burning Fireplace
- Laminate & Vinyl Flooring
- 22' x 24' Double Attached Garage (Insulated, Vapour Barrier, Drywall)
- 21.67' x 5.67' Covered Front Porch
- 18' x 20' Stone Patio w/ Water Feature
- 12' x 16' Shed
- 9.58' x 21.00' Screened-in Gazebo
- Additional 100' x 125' Lot to the South on Separate Title

ROOM DIMENSIONS

Main	Eat-in Kitchen	13.33 x 19.00
Main	Dining Room	11.00 x 13.25
Main	Living Room	16.58 x 13.33
Main	Family Room	11.50 x 16.83
Main	Bathroom	2 Piece
2nd	Primary Bedroom	11.50 x 16.58
2nd	Ensuite	5 Piece
2nd	Bedroom #2	12.08 x 9.67
2nd	Bedroom #3	12.00 x 11.00
2nd	Bedroom #4	10.92 x 10.08
2nd	Bedroom #5/Laundry	11.08 x 10.08
Bsmt	Rec. Room	22.83 x 19.00
Bsmt	Hobby Room	12.58 x 11.17
Bsmt	Utility Room	12.75 x 8.00

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Water Softener
- Window Coverings
- Blinds
- Shed
- Garage Door Opener & Remote(s)

