

5 6th Avenue

Gimli, MB

\$339,900 | 3+ BEDS | 2.5 BATHS | 1,040 SQFT | LOT SIZE: 66' 124'



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Perfect family home in a prime Gimli location! This well-maintained and substantially upgraded 3-bedroom, 3-bath home offers a bright living room, efficient eat-in kitchen, and 3-season sunroom (2021) opening to a private patio. Enjoy a fully finished basement with a rec room, wet bar, office, laundry with built-ins, and 3-piece bath. Updates include laminate floors (2015), PVC windows (2014), renovated main bath (2018), shingles (2015), Unistone driveway/patio (2022), Hunter Douglas blinds (2022), tall toilets (2021), and hot water tank (2022). The insulated 16x23 garage and tidy yard with storage shed complete the package. Ideally located near downtown and the beach on a 66x124 lot—just move in and enjoy all Gimli has to offer!

INCLUSIONS

- 2x Refrigerators
- Washer
- Blinds
- CO Detector
- Stove
- Dryer
- Reverse Osmosis
- Shed
- Freezer
- Water Softener
- Bar Fridge
- Garage Door Opener + Remote
- Dishwasher
- Window Coverings
- Dehumidifier

SPECIFICATIONS

- Style: Bungalow
- Built: 1971
- Gross Taxes: \$3,032.15
- Net Taxes: \$1,828.56

MEASUREMENTS

MAIN FLOOR

- Kitchen: 8.25 x 12.42**
 - Vinyl Flooring
 - East Facing Window
- Dining Area: 12.75 x 7.58**
 - Vinyl Flooring
 - Corner Cabinet
- Living Room: 16.42 x 12.42**
 - Laminate Flooring
 - West Facing Picture Window
- Bathroom: 7.33 x 4.92**
 - 4 Piece
 - 2018 Reno
 - Vinyl Flooring
 - Tub/Shower Combo
 - New Tall Long Bowl Toilet
- Primary Bedroom: 12.42 x 11.83**
 - Laminate Flooring
 - North & East Facing Windows
 - Double Closet
- 2 Piece Ensuite:**
 - Laminate Flooring
 - Hallway Access Door
- Bedroom #2: 12.42 x 9.92**
 - Laminate Flooring
 - West Facing Windows
 - Double Closet
- Bedroom #3: 9.92 x 9.08**
 - Laminate Flooring
 - West Facing Windows
 - Double Closet
- Sunroom: 16.00 x 12.00**
 - 3 Season

BASEMENT

- Laundry Room: 11.92 x 11.83**
 - Vinyl Flooring
 - East Facing Window
- Rec. Room: 23.92 x 13.83**
 - Carpet Flooring
 - Wet Bar w/ Bar Fridge
- 3 Piece Bathroom:**
 - Off Laundry Room

FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- Central Air Conditioning
- 100 Amp Federal Breaker Electrical Panel
- BellMTS Phone
- No Current Internet, but BellMTS Fiber or Valley Fiber is Extended to the Home
- Digital Water Softener
- Reverse Osmosis
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows (2014)
- Fully Finished Basement
- Concrete Foundation
- Community Water
- Community Sewer
- Oak Kitchen Cabinets
- Laminate, Vinyl & Carpet Flooring
- 16' x 23' Insulated, Detached Garage
- Property is Fenced and Landscaped with Deck, Sunroom and Raised Bed Vegetable Garden

