



45 First Avenue SE

Teulon, MB

\$209,900 | 2 BEDS | 1 BATH | 889 SQFT | LOT SIZE: 53.50' x 238'

Affordable, Bright & Move-In Ready!



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Discover easy living in this charming 889 sq.ft. bungalow – 2 bedrooms, freshly updated and ready for you to call home! Enjoy new kitchen cabinets, new fridge and stove, fresh paint throughout, and updated flooring and trim. The spacious bath features a one-piece tub for simple maintenance, and the yard includes a handy shed for extra storage.

Ideally located right beside a park, this home is perfect for a young family, single parent, or empty nester looking for comfort, convenience, and value in the friendly town of Teulon.

INCLUSIONS

- New Refrigerator
- New Stove
- Shed

SPECIFICATIONS

- Style: Bungalow
- Built: 1943, Addition: 2013
- Gross Taxes: \$1,545.96

MEASUREMENTS

Eat-in Kitchen: 15.42 x 10.33

- New Vinyl Flooring
- New Kitchen Cabinets, Dual Stainless Steel Sink, Faucets & Lighting
- North & West Facing Windows w/ Openers

Primary Bedroom: 9.75 x 7.67

- New Wall to Wall Carpet Flooring
- New Lighting
- North Facing Window

Living Room: 16.42 x 15.17

- Wall to Wall Carpet Flooring (New Oct. 2025)
- West Facing Window
- New Baseboard
- Freshly Painted (2025)

Bedroom: 9.58 x 7.17

- New Wall to Wall Carpet Flooring
- Freshly Painted
- East Facing Window w/ Slider

4 Piece Bathroom: 8.83 x 5.50

- New Vinyl Flooring
- 1 Piece Acrylic Tub
- 3ft Vanity
- Mirror Medicine Cabinet
- Fan

Laundry: 5.92 x 5.75

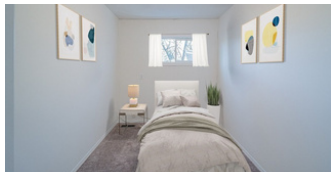
- Vinyl Flooring
- Dual Electrical Outlets
- Ready for Washer & Dryer

Utility: 4.92 x 15.42

- Vinyl Flooring
- East Facing Window w/ Opener

FEATURES

- Sentinel Forced Air Electric Furnace
- 200 Amp Electrical Panel
- GSW 30 Gallon Electric Hot Water Tank
- Stucco Exterior & Fresh Exterior Paint
- Asphalt Shingles
- PVC Windows
- Crawlspace Under Original Home & New Addition
- Steel Industries Exterior Doors
- Addition Added in 2013 and Included: Bathroom, Utility Room & Back Foyer
- Concrete Grade Beam in Old Part & New Addition
- Shared Well (Services Neighbour As Part Of Title Agreement. They Pay 50% of Repairs & 100% Repairs to their Service Line. No Monthly Fee Charged)
- Community Sewer
- Carpet & Vinyl Flooring (All New, Except Back Door Area)
- Property is Landscaped w/ Rear Deck
- Shed



Photos have been virtually staged to showcase potential furniture placement.