

22 First Street

Argyle, MB

\$349,900 | 3 BEDS | 2 BATHS | 941 SQ FT | LOT SIZE: 130' x 90'

Peaceful Family Living in Argyle



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This peaceful and quiet bi-level home in Argyle offers the perfect blend of comfort, space, and modern living.

Situated on a generous 130' x 90' lot, this bright open-concept home features 941 sq ft, 3 bedrooms, 2 bathrooms, and a fully finished basement ideal for family living or entertaining.

The fenced backyard is perfect for dogs and outdoor enjoyment, complete with a 12' x 12' deck for relaxing summer evenings.

Enjoy the convenience of included appliances, a double attached insulated metal-clad garage, and fresh modern finishes throughout.

A perfect family home in a peaceful setting you'll love coming home to.

INCLUSIONS

- Refrigerator
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer

SPECIFICATIONS

- Style: Bi-Level
- Built: 2005
- Gross Taxes: \$1,305.86

MEASUREMENTS ——— MAIN FLOOR

Eat-in Kitchen: 15.50 x 10.25

Living Room: 15.00 x 13.42

Main Bath: 4 Piece

Primary Bedroom: 11.75 x 12.25

Bedroom #2: 19.75 x 10.83

- Double Closet

- Double Closet

————— BASEMENT

Bedroom #3: 10.25 x 12.50

Rec. Room: 17.42 x 22.00

Bathroom: 3 Piece

Laundry Room: 9.42 x 12.33

FEATURES

- Forced Air Electric Furnace
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gallon Electric Hot Water Tank
- Maple Kitchen Cabinets
- Laminate, Vinyl & Tile Flooring
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Well Water
- Septic Holding Tank
- 22' x 24' Double Attached Garage
 - Metal Clad
 - Insulated + Vapor Barrier
- Property is Landscaped
- 12' x 12' Rear Deck
- Fenced Back Yard - Perfect for Dogs!

