



MATT MCKILLOP  
REALTOR®

# 75 Poplarwood Drive

## Warren, MB

**\$369,900 | 3 BEDS | 1 BATH | 994 SQ FT | PIE SHAPED LOT: 154' x 168' x 219'**

**Bright & Spacious Bi-Level on a Pie-Shaped Lot**



**RE/MAX**  
Town & Country

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Welcome to this beautifully maintained 994 Sq. Ft. bi-level home in the welcoming community of Warren! Offering 3 bedrooms, 1 bathroom, and a double attached garage, this bright and spacious home is perfect for first-time buyers, young families, or anyone looking for comfortable living with room to grow.

Step inside to a large front foyer with direct access to the attached garage before heading upstairs to an open, light-filled main living area. Expansive windows flood the home with natural light, creating a warm and inviting atmosphere throughout. The spacious eat-in kitchen features quartz countertops, ample cabinetry, and comes complete with the included appliances, making it move-in ready from day one.

The main floor offers two generous bedrooms and a full 4-piece bathroom, while the partially finished basement adds valuable living space with a completed third bedroom and plenty of room to customize the remaining area to suit your family's needs.

Outside, enjoy a fully fenced, pie-shaped backyard—perfect for kids, pets, entertaining, or simply relaxing in your own private outdoor retreat.

Located on a quiet street in the growing community of Warren, this fantastic home combines modern finishes, functional living space, and an exceptional lot in one outstanding package. Don't miss your opportunity to make it yours!

# INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds

# SPECIFICATIONS

- Style: Bi-Level
- Built: 2022
- Gross Taxes: \$3,640.12

# MEASUREMENTS ————— Main Floor —————

- Eat-in Kitchen: 14.17 x 13.92
- Living Room: 14.08 x 16.58
- Main Bath: 4 Piece
- Primary Bedroom: 11.58 x 10.67
- Bedroom #2: 10.75 x 8.25

# ————— Basement —————

- Bedroom #3: 9.08 x 9.42
- Rec. Room: 10.00 x 32.00

# FEATURES

- High efficiency forced air natural gas furnace
- Heat recovery ventilator
- Backwater valve
- Sump pump
- 200 amp electrical panel
- 60 gallon electric hot water tank
- Quartz countertops
- Vinyl and stone exterior
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Full, partially finished basement
- Roughed in plumbing in basement
- Community water
- Community sewer (low gravity system)
- Fibre high speed internet
- Carpet and vinyl plank flooring
- 22' x 20' double attached garage
- Garage has tubing ready for in-floor heat
- Completely landscaped w/ fenced back yard

