

3 Forster Drive

Warren, MB

\$399,900 | 3 BEDS | 2 BATHS | 1,283 SQ FT | LOT SIZE: 200' x 175'

Private Country-Style Living in the Heart of Warren



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Tucked away on a massive 200' x 175' lot, this inviting 3-bedroom, 2-bath bungalow offers incredible privacy, mature trees, and plenty of space inside and out. The beautifully treed backyard feels like your own private retreat, complete with a firepit area, vegetable garden, and covered concrete patio with seating space.

Inside, the bright and spacious main floor features an open-concept living room and eat-in kitchen, a large living room window that fills the space with natural light, generously sized bedrooms, and included appliances.

The fully finished basement adds even more living and entertaining space with a cozy wood-burning fireplace, tiled wet bar, guest room, and second bathroom. Outside, you'll also find a detached garage with an insulated and heated workshop—perfect for projects, hobbies, or extra storage.

Located in Warren, just one block from Warren Collegiate, this property combines small-town convenience with the privacy and space of a much more secluded setting.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed
- Garage Door Opener + Remote(s)

SPECIFICATIONS

- Style: Bungalow
- Age: 1971
- Gross Taxes: \$3,481.40

MEASUREMENTS ——— MAIN FLOOR ———

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|--------------------------------------|-----------------------------------|----------------------------------|
| <u>Eat-in Kitchen: 20.00 x 12.17</u> | <u>Living Room: 13.25 x 20.00</u> | <u>Main Bath: 4 Piece</u> |
| <u>Primary Bedroom: 16.00 x 9.67</u> | <u>Bedroom #2: 12.67 x 8.67</u> | <u>Bedroom #3: 10.42 x 11.17</u> |

————— BASEMENT ———

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| <u>Rec. Room: 28.42 x 18.08</u> | <u>Guest Room: 10.33 x 12.75</u> | <u>Laundry Room: 8.50 x 8.58</u> |
| <u>Bathroom: 3 Piece</u> | | |

FEATURES

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| <ul style="list-style-type: none">• Forced Air Electric Furnace• Sump Pump• 200 Amp Electrical Panel• 40 Gallon Electric Hot Water Tank• Digital Water Softener• European Kitchen Cabinets• Vinyl Exterior• Asphalt Shingles• PVC & Wood Framed Windows• Fully Finished Basement• Concrete Foundation | <ul style="list-style-type: none">• Well Water• Community Low Pressure Sewer & Septic Tank• Valley Fibre Internet• Laminate, Carpet & Vinyl Flooring• 24' x 30' Double Detached Garage<ul style="list-style-type: none">◦ Drywall◦ Half Heated & Insulated w/ Fluorescent Lighting• Vegetable Garden• Maturely Treed• Covered Concrete Patio w/ Seating Area |
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