Alycia Dawson
realtor®

141 First Street SW

Teulon, MB

$399,900 | 3 BEDS | 3 BATHS | 1,354 SQFT | LOT SIZE: 55' x 104'

Bright & Spacious Teulon Bungalow



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Welcome to this beautifully maintained 1,354 sq. ft. bungalow in Teulon, offering 3 bedrooms, 3 bathrooms, and a bright, open-concept layout designed for comfortable everyday living. The kitchen, dining, and living areas flow seamlessly together, highlighted by vaulted ceilings, oversized windows, and an abundance of natural light. The kitchen features cappuccino cabinetry, a natural gas stove, and included appliances, while hardwood and vinyl flooring run throughout the home.

The spacious primary bedroom includes a private ensuite and double his & hers closets. Downstairs, the fully finished basement adds even more living space with a warm pine ceiling, hobby room, pool table and plenty of room to relax or entertain.

Outside, enjoy a landscaped and fenced backyard with wrap-around composite deck, natural gas hook-up, included trampoline, and a heated double detached garage with 220V power. The property is also ready for modern living with a 240V electric vehicle charging port.

Located just a short walk from Teulon's schools and town amenities, this move-in-ready home combines space, comfort, and convenience in a great community setting.

INCLUSIONS

- Refrigerator
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer
- Water Softener
- Blinds
- Pool Table & Accessories
- Reverse Osmosis
- Shed
- Garage Door Openers & Remotes
- Trampoline
- TV Mounts

SPECIFICATIONS

- Style: Bungalow
- Built: 2012
- Gross Taxes: $

MEASUREMENTS — MAIN

Kitchen: 11.67 x 13.42
- Vinyl Flooring
- Natural Gas Stove
- Tile Backsplash
- Stainless Steel Appliances
- Cappuccino Cabinets
- Walk-in Pantry

Bedroom #2: 10.92 x 9.67
- Double Closet
- Vinyl Flooring

Dining Area: 11.33 x 13.42
- Hardwood Flooring

Main Bathroom: 4 Piece
- Vinyl Flooring

Bedroom #3: 10.92 x 9.67
- Double Closet
- Vinyl Flooring

Living Room: 19.00 x 18.58
- Hardwood Flooring

Primary Bedroom: 12.67 x 11.67
- Double His & Hers Closets
- Vinyl Flooring
- 3 Piece Ensuite Bathroom

Laundry/Mud Room: 8.25 x 5.00
- Double Closet
- Vinyl Flooring

BASEMENT

Rec. Room: 21.75 x 16.42
- Vinyl Flooring
- Pine Ceiling
- Pot Lighting

Hobby Room: 18.67 x 17.83
- Vinyl Flooring
- Pine Ceiling

Bathroom: 4 Piece

Storage/Mechanical: 13.42 x 13.33

FEATURES

- High Efficiency Natural Gas Forced Air Furnace
- H.R.V.
- Sump Pump
- 200 Amp Electrical Panel
- Hydro Budget: $130/mth
- Gas Budget: $64/mth
- Central A/C
- 30 Gallon Hot Water Tank
- Digital Water Softener
- Vinyl & Hardwood Flooring
- Cappuccino Kitchen Cabinets
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Full - Fully Finished Basement
- CO2 Sensors (Main & Basement)
- Concrete Foundation
- Well Water
- Community Sewer
- 26' x 26' Double Detached Garage
  - Electric Heat
  - 220 Volt Power
  - 240 Volt EV Plug-in Charge Port
- Property is Landscaped w/ Wrap-Around Composite Deck & Built-in Lights on Deck Stairs
- Fenced Back Yard (Wood Fence New in ‘21)
- Shed
- Trampoline
- Natural Gas Hook-up Exterior
- Option for Natural Gas Dryer

The information on this feature sheet is from sources deemed reliable, however no responsibility is assumed for the accuracy of this information.