

# A Property for Your Consideration . . .

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WINNIPEG

10 MONTCALM CR

\$ 230,000

ML#: 2815363 Neigh: GARDEN CITY Area: 4G Status: S



Tot Rms: RMA7/BDA3/TBD3/F2H1 Type/Style: Single Family Detached / Split-3 Level Age/Yr Blt: OL 1966  
 Tot Liv Ar: 164.62 m2 / 1,772 SF Bsmt/Dev: Full / Partially Finished  
 Lot Shape: Normal Frontg: (58 F) Gross Tax: \$ 2,443.78 / 2008  
 Depth: (120 F) \*Educ Tax: \$ 1,193.72  
 Parking: Double Attached, Front Drive Access, Insulated  
 Site Infl: Back Lane, Landscaped/Patio, Treed Lot

Features: Air Conditioning-Central, Garborator, Hood Fan, No Pet Home, No Smoking Home, Patio, Electronic Air Cleaner

Goods Incl: Blinds, Dryer, Stove, Window Coverings, Washer, Dishwasher, Refrigerator

Liv Rm:	M	13.60x17.00	Din Rm:	M	11.58x11.50	Kitch:	M	10.92x15.17
Fam Rm:	L	10.83x16.33	Den:			Mstr Bd:	U	12.08x15.08
2nd Bd:	U	9.83x12.08	3rd Bd:	U	12.00x9.92	4th Bd:		

SS now, Offers anytime, O/H Aug 24. One of a kind, 1722 sf split level unspoiled hs owned by original owner with no kids or pets. Hardwood floor in three bdrm is in excellent cond. Newer soffit, windows and furnace, 5 appliances included.