

WINNIPEG

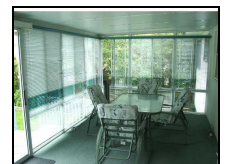
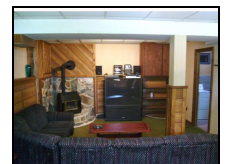
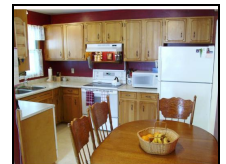
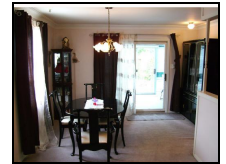
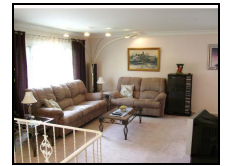
120 ROSELAWN BAY

\$ 195,000

ML#: 2812691
 Neigh: NORTH KILDONAN
 Area: 3F
 Status: Sold
 Gross Tax: \$ 2,823.53 / 2007
 *Educ Tax: \$ 1,325.12
 Tot Rms: RMA4/BDA1/TBD3/F2H0
 Type/Style: Single Family Detached / Bi-Level
 Age/Yr Blt: 1968
 Tot Liv Ar: 92.90 m2 / 1,000 SF
 Lot Shape: Normal
 Lot Frontg: (55 F)
 Bsmt: Full
 Parking: Front Drive Access, Paved Driveway
 Site Infl: Landscaped/Deck, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby
 Features: Air Conditioning-Central, Deck, Smoke Detectors, Sunroom
 Goods Incl: Dishwasher, Window Coverings, Blinds



Lot Depth: (110 F)
 Bsmt Dev: Fully Finished, Insulated



Liv Rm:	U	14.00x13.25	Din Rm:	U	12.00x9.00	Kitch:	U	11.00x10.00
Fam Rm:			Den:			Mstr Bd:	U	26.00x9.50
2nd Bd:	L	13.00x9.00	3rd Bd:	L	12.50x9.00	4th Bd:		
RR:	L	23.50x14.00						

Great starter or move up on a quiet tree lined bay, close to bus, schools & shopping. Spacious rooms throughout, fabulous 3 season sunroom & deck off dining area, cozy gas fire place in recrm, hardwoods under carpet in lvgrm/dinrm. Affordable home in pristine location!