



Olga Sinegub
 Maximum Result with Minimum Stress
 Максимальный результат при минимальном стрессе

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Olga Sinegub

Client Full w/Photo

Page 1 of 2

477 MAIN Street , St Adolphe R5A 1B9

List Date: 07/18/2011

List Price: \$214,900

MLS® #: 1114577

Status: Active

DOM: 1

Org Price: \$214,900

Area: R07

Nghbrhd: R07

Property Type



Type: Single Family Detached
 Use:
 Style: 1+3/4
 Yr Built: 1951
 Age: Older
 Tax Amt: \$2,120.42
 Schl Div: SEINE RIVER
 Legal: Lot:2 Blk:13 Plan:11547 0-49997-
 Add Lgl:
 RMA: 7 BDA: 4 TBD: 4 Baths: F2/H0

Remarks & Directions

Remarks: **SS now, Offers - Tue July 26 - evening. OH- July 23 2-4 pm. Prime location combined with a nicely upgraded home is a combination that is sought after! What a wonderful opportunity for owner occupant or commercial/investment property! This totally upgraded and renovated house boasts approximately 1,460 sq ft, 4 + 2 bedrms, two bath, a developed lower level. The spacious Living/Din rm features laminate flooring, newer windows allowing for plenty of natural sunlight. The huge eat-in kitchen w/new maple cabinetry, a range hood, walk-in pantry, vinyl flring & access is provided to the rear entrance, the backyard and lower level, via the kitchen area. Upper level: 4 bedrms, the renovated 4pc bathrm w/new cabinets, vinyl flooring. The developed basmnt features a family room (or bedrm), 5th bedroom/office with carpet, 2nd full bath, & kitchenette. Included in the sale: fridge, stove, dishwasher, washer, dryer and window coverings. Attic 24' x 8' - could be your extra storage space... A pleasure to view!**

Dir/GPS: **ST MARYS RD SOUTH TO ST ADOLPHE. SIGN ON THE PROPERTY.**

General Information

Basement: Full
 FP Type/Fuel:
 Lot Dim: 59' X 142' Shape: Normal
 Frnt Exp: Survey:
 Exterior: Vinyl
 Roof: Metal
 Flooring: Wall-to-wall carpet, Laminate, Tile, Vinyl
 Heating: Forced Air
 Gas:
 Oth Utl:
 Parking: Front Drive Access, No Garage
 Remodel: Bathroom, Exterior, Flooring, Kitchen, Other remarks
 Site Influ: Landscaped deck, Riverfront, River View
 Features: Monitored Alarm, Deck, Ceiling Fan, Hood Fan, No Pet Home, No Smoking Home
 Gds Incl: Alarm system, Blinds, Dryer, Dishwasher, Refrigerator, Stove, Washer
 Gds Excl:
 Rnt Eqp: None;

B Dev: Fully Finished
 # FP:
 Acres:
 Fndtion: Concrete
 Cnstrct: Wood Frame
 Water: Municipal/Community
 Sewer: Municipal/Community
 H Fuel: Natural gas
 Hydro:
 Garage: N Pool:

Zoning: RD1
 Hectares:

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living/Dining room	M 27.00X12.50	Eat-In Kitchen	M 24.00X12.25	Master Bedroom	U 13.33X10.50
Bedroom	U 13.33X10.50	Bedroom	U 10.67X9.42	Bedroom	U 10.00X8.00
Office	B 11.58X12.00	Recreation Room	B 14.00X12.00	Other	B 9.00X8.00
Attic	U 24.00X8.00	Four Piece Bath	U 11.00X5.67	Three Piece Bath	B 12.00X8.00

Baths 1PC: 0 2PC: 0 3PC: 1 4PC: 1 5PC: 0 6PC: 0 # En 1PC: 0 2PC: 0 3PC: 0 4PC: 0 5PC: 0 6PC: 0