



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

Cell: (204) 333-2311
 Fax: (204) 272-6249
 olga@olgasinegub.com
 www.olgasinegub.com

Sutton Group- Kilkenny Real Estate
 663 Stafford St,
 Winnipeg MB R3M 2X7
 Ph: (204) 475-9130



Olga Sinegub

Client Full w/Photo

Page 1 of 1

893 ABERDEEN Avenue , Winnipeg R2X 0W3

List Date: 05/06/2011

List Price: \$109,900

MLS® #: 1108362

Status: Active

DOM: 33

Org Price: \$119,900

Area: 4B

Nghbrhd: North End

Property Type



Type: Single Family Detached
 Use:
 Style: BNG
 Yr Built:
 Age: Older
 Tax Amt: \$1,230.63
 Schl Div: W1
 Legal: Lot:28 Plan:31379
 Add Lgl: LBP 28 31379 40/42 ST J
 RMA: 6 BDA: 2 TBD: 2 Baths: F1/H0

Remarks & Directions

Remarks: What a great opportunity for a first time buyer. This 2 bedroom bungalow is well laid out and is in "move-in" condition! Completely renovated in 2009 this cute house features Living/Dining room combo w/laminate flooring, 2 good size bedrooms, new kitchen, Den/Office and 4pce bathroom-09 w/tiled floor. The basement has a recreation room space. A nice size back yard w/single detached garage and maintenance free exterior adds to the charming curb appeal! Newer windows. Close to all levels of schools, shopping and transportation too! Less than rent for your very own four walls!

Dir/GPS:

General Information

Basement: Full
 FP Type/Fuel:
 Lot Dim: Shape: Normal
 Frnt Exp: S Survey:
 Exterior: Wood Siding
 Roof: Shingle
 Flooring: Laminate, Tile
 Heating: Hot Water
 Gas: Budget \$125.00/M
 Oth Utl:
 Parking: Single Detached; Ttl: 2
 Remodel: Bathroom, Electrical, Flooring, Kitchen, Other remarks
 Site Influ: Fenced, Back Lane
 Features: Main floor full bathroom
 Gds Incl: Blinds, Refrigerator, Stove
 Gds Excl:
 Rnt Eqp: None;

B Dev: Partially Finished
 # FP: 0 Zoning: R1
 Acres: Hectares:
 Fndtion: Concrete
 Cnstrct: Wood Frame
 Water: Municipal/Community
 Sewer: Municipal/Community
 H Fuel: Natural gas
 Hydro: Budget \$30.00/M
 Garage: Y Pool:

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 10.67X11.17	Dining Room	M 10.67X11.17	Den	M 9.17X9.00
Master Bedroom	M 15.42X7.83	Bedroom	M 9.42X8.42	Four Piece Bath	M 8.00X5.33
Utility Room	M 7.58X4.00	Loft	B 6.83X7.08	Recreation Room	B 15.58X9.58
Utility Room	B 15.33X8.75				

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