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| District: | RM of Armstrong | MLS: | 1923576 |
| Address: | SW 24-20-2E | Bedrooms: | 3 |
| Zoning: | Residential/Ag | 2018 Taxes: | \$1,613.99 |
| Occupancy: | Owner | Year Built: | 1987 |

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|------------------|-------------------|-----------------|------------------|
| Style: | Bungalow | PRICE: | \$259,000 |
| Lot: | 40 acres | Front Exposure: | West |
| Size: | 1255 square feet | Exterior: | Vinyl |
| Possession Date: | TBD | Flooring: | Laminate, carpet |
| Heating: | F/A furnace ~ C/A | Heat Fuel: | Electric |

| Main Level: | | | |
|--------------|-----------------|-----------------|-----------------|
| Living Room: | 15.42' x 9.75' | Master Bedroom: | 15.83' x 13.42' |
| Bedroom 2: | 11.08' x 10.67' | Bedroom 3: | 11.08' x 7.83' |
| Kitchen: | 12.11' x 12.2' | 4-pce bath: | 8.0' x 6.67' |
| Dining Area: | 14.4' x 8.7' | 2-pce bath: | 6.67' x 5.08' |

| Parking: | |
|-----------------|---------------------------------------------------------|
| 24'x26' Garage: | Concrete flr, insulated, wired, auto opener with remote |

Included in Price:

Fridge, stove, b/l dshwr, water softener.

Remarks:

IMPECCABLY KEPT 1255sf, 3 BR, 2 BTH BNG set back on BEAUTIFUL/PRIVATE 40ac TREED PARCEL INFUSED w/NATURE. Gated w/CIRCULAR DRIVE, a 26'x24' insul DT/2 ('18), ONLY 1 mi of gravel! AND 15 mins to the conveniences of FULL SERVICE TOWN or just 1 hr to major centre, WINNIPEG. BOOK an APPT & RECONNECT to nature at it's finest. Your FUTURE SELF will THANK-YOU as you sink into a "CHILLAXIN' VIBE" in our SPACIOUS lngrm WRAPPED in WDWS w/natural pine accents & boasting the most SENSATIONAL VIEWS. A remodelled KITCHEN in 2017 will INSPIRE YOUR CULINARY spirit w/ample storage, 2014 new appls, b/i dshwr, BRKFST BAR & a STORE-ALL PANTRY. The dn area compliments & shares the TRANQUIL AMBIANCE felt throughout this stunning home. NIGHTY NIGHT, SLEEP TIGHT in the Mstbdrm feat addtl closet storage. The 2nd & 3rd BDRMS are comfortable & just steps from the 4-pce bth AND the NEW 2 pce bth. MN FLR LAUNDRY, private DECK, GAZEBO. Upgrades:'14 shingles, F/Afurn, RO water, 200amp, softener, insul, flr. '17 kit+++.

IT'S ALL HERE!

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.