



## 40 Rankin Cr. - \$165,000.00

### 3 Bedroom Bungalow

Burntwood Area - 13/148/849

*Super location for the outdoor enthusiast!  
Treeline location! Close to family amenities!*



**Kitchen** - Bright eat-in kitchen with plenty of cabinets. Spacious dining area. PVC window over double stainless steel sinks overlooks the back yard. Large pantry. Laminate flooring. Fridge, stove and built-in dishwasher incl.

**Living Room** - Large picture window lets the sun shine in. Laminate flooring flows down the hall to the bedrooms. Opening in the wall to the kitchen area.

**Bedrooms** - 3 bedrooms on the main floor all have laminate flooring, PVC windows, ample closet space and ceiling fans.

**Bathrooms** - 4 piece main bathroom features a large Oak vanity and laminate flooring. 4 piece bath on lower level is large and bright with marble top vanity and laminate flooring.

**Lower Level** - L-shaped rec room with new laminate flooring and baseboards. 2 extra rooms are great for office or work out space. Laundry room with newer vinyl flooring. Large laundry sink with washer and dryer to stay.

**Yard** - Private treeline yard is partially fenced with gate to treeline. Large play structure to stay. Approx. 12' x 16' sunroom/workshop in back yard is insulated, wired and heated - you can turn this space into something spectacular!

**Garage** - 12' x 24' detached garage.

**Extras** - Shingled approx. 2 years ago. Newer 60 gallon hot water tank. Vinyl siding.



Age: 1969

Heat & Hydro: Radiator Heat (Approx. \$214.00 per month)

Lot Size: 53' x 100' (5,300 sq ft)

House Size: 1008 sq.ft

Taxes: \$3,653.52 Gross/2017 (Net \$2,253.52)

Possession: TBA



# RE/MAX<sup>®</sup> THOMPSON

Each office independently owned and operated.

55 Selkirk Avenue  
Thompson, MB R8N 0M5  
Bus. 204-778-6303 Fax. 204-778-5652  
Website: [www.remaxthompson.mb.ca](http://www.remaxthompson.mb.ca)

This information, although believed to be accurate,  
is not warranted to be so.

