



60 Silver Cr. - \$199,900.00

**3 + 1 Bedroom - Bungalow
Riverside Area - 20/51/751**

**Plenty of updates! Great location!
Close to school and shopping!**



Kitchen: Modern updated kitchen was renovated in 2017. Plenty of cabinets and laminate counter tops. PVC window over double "Granitek" sinks overlooks the back yard. Vinyl flooring. Built-in dishwasher, fridge and stove to stay.

Living Room: Spacious living room with bamboo hardwood floors that flow down the hall. Large PVC picture window allows lots of natural light.

Bedrooms: 3 bedrooms on the main floor with bamboo floors and PVC windows. 4th bedroom down.

Bathrooms: 4 piece main bathroom with jetted tub and vinyl flooring. 4 piece bath on lower level.



Lower Level: L-shape rec room features wall to wall carpet and woodstove on stone hearth. Walk-up wet bar with full size fridge to stay. 4th bedroom with wall to wall carpet. 4 piece bath. Laundry room with washer, dryer and freezer to stay.

Garage: Single detached garage is insulated and wired. Industrial plugs in ceiling. Separate panel box.

Yard: Partially fenced and landscaped. Paved patio area. Small shed behind garage.

Extras: Great price! Low taxes! Close to schools and shopping. Quiet street. Plenty of upgrades - Kitchen renovated in 2017. 200 amp panel. Siding and extra insulation in 2011. Shingles done in 2009. New furnace in 2012. New hot water tank in 2014.



Age: 1962

House Size: 888 sq ft

Lot Size: 54.5' x 125' (6,812.5 sq ft)

Taxes: \$3,145.04 Gross/2017 (Net \$2,445.04)

Heat & Hydro: EFA (Approx. \$212.00 per month)

Possession: TBA



RE/MAX THOMPSON

Each office independently owned and operated.

55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remmaxthompson.mb.ca

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

