



**TYLER ROBB**  
PROFESSIONAL REALTOR

# 11 BLUNDELL BAY, WINNIPEG

4 BEDROOMS | 2.5 BATHROOMS | 1,992 SQ FT | \$514,900



## DETAILS

**YEAR BUILT:** 1984  
**ANNUAL TAXES:** \$5,429.56 (Gross)  
**BEDROOMS:** 4  
**BATHROOMS:** 2.5  
**LIVING AREA:** 1,992 SF  
**PARKING:** Double Attached (22' W x 21' D)  
**BASEMENT:** Full, Fully Finished  
**LOT SIZE:** 60' x 100'



## MECHANICALS

**HEATING:** Forced Air, Natural Gas  
**COOLING:** Central Air  
**HRV:** No  
**HOT WATER:** 285L, Electric  
**ELECTRICAL SERVICE:** 200 AMP  
**SUMP PUMP:** No  
**WATER TREATMENT:** No  
**WATER SUPPLY:** Municipal  
**SEWER SYSTEM:** Municipal  
**INTERNET:** Fibre Optic



## UPDATES/NOTEWORTHY

**MAIN LEVEL FLOORING:** New vinyl plank flooring installed in 2023  
**NEW SHINGLES:** New high quality shingles were installed in 2021  
**DISHWASHER:** New dishwasher installed in 2023  
**KITCHEN RE-FRESH:** New countertops and cabinet fronts were done in 2016  
**BONUS SPACE:** The area above the garage was originally framed to be a loft. It could be finished for additional living space. The home also backs onto a beautiful green space!



**TYLER ROBB**  
PROFESSIONAL REALTOR

Call or Text: (204) 902-0171  
[www.tylerrobb.ca/11blundell](http://www.tylerrobb.ca/11blundell)



**ROYAL LEPAGE** Prime Real Estate  
INDEPENDENTLY OWNED & OPERATED

Call or Text: (204) 902-0171  
[www.tylerrobb.ca/11blundell](http://www.tylerrobb.ca/11blundell)