



TYLER ROBB
PROFESSIONAL REALTOR



156 ARDEN AVE, WINNIPEG

4 BEDROOMS | 3 BATHROOMS | 1,269 SQ FT | \$499,900



DETAILS

YEAR BUILT: 1999
ANNUAL TAXES: \$5,141.78 (Gross)
BEDROOMS: 4
BATHROOMS: 3 (Two fully renovated)
LIVING AREA: 1,269 SF
PARKING: Double Attached (22' x 22')
BASEMENT: Full, Fully Finished
LOT SIZE: 60' x 110'



MECHANICALS

HEATING: Forced Air, Natural Gas
COOLING: Central Air
HRV: No
HOT WATER: 178L, Electric
ELECTRICAL SERVICE: 100 AMP
SUMP PUMP: Yes
WATER TREATMENT: No
WATER SUPPLY: Municipal
SEWER SYSTEM: Municipal
INTERNET: Fibre Optic



UPDATES/NOTEWORTHY

NEW KITCHEN: Full kitchen reno completed in 2021 - Custom cabinets & quartz counters
TWO NEW BATHROOMS: Main bathroom and en-suite were fully renovated in fall of 2023
FRESH LANDSCAPING: New sod in 2023, front garden in fall of 2023. Stone patio completed in 2022
UPDATED FLOORS: Luxury vinyl plank floors installed in 2021 throughout the main floor.
NEW PAINT: Majority of main floor painted in October 2023
NEW HOT WATER TANK: Replaced in October 2023



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Call or Text: (204) 902-0171
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