



**TYLER ROBB**  
PROFESSIONAL REALTOR

# 82 BIG BLUESTEM RD, WINNIPEG

5 BEDROOMS | 3 BATHROOMS | 2,051 SQ FT | \$599,900



## PROPERTY DETAILS

**Style:** Two Story

**Lower Level:** Unfinished, Insulated

**Parking:** Double Attached (18' 8" x 20' 2" Interior)

**Lot Size:** 34' x 121'

**Year Built:** 2021

**Property Taxes:** \$5,331.58 (2023)

**Water Supply:** Municipal

**Sewer:** Municipal

## MECHANICALS

**Heating:** Forced Air, Natural Gas, High Eff.

**Cooling:** N/A

**HRV:** Yes

**Hot Water:** 287 L, Electric

**Electrical Service:** 200 amp

**Sump Pump:** Yes

**Water Softener:** No

**Internet:** Fibre



## UPGRADES & NOTEWORTHY

**2ND FLOOR LAUNDRY:** Conveniently located laundry is just steps away from the bedrooms on the 2nd floor.

**APPLIANCES INCLUDED!:** Unlike most other new homes this one comes included with all the appliances in the home!

**TRANSFERABLE WARRANTY:** The remaining balance of the 5/10year new home warranty will be transferred to you, upon possession!

