



ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



Welcome To East Kildonan

577 Hazel Dell Avenue

Living Area: 1108 sq.ft.

Lot Size: 50' x 101'

Taxes: \$2,513.76 (Gross 2008)

For more information visit:

www.winnipeghomes.com



Blair Sonnichsen
989-5000

ROOM MEASUREMENTS

Living Room:	17' x 12'6"	Wall to wall carpet over hardwoods, tripane windows, cove ceilings, front entry with single coat closet
Dining Room:	8'4" x 9'3"	Wall to wall carpet over hardwoods, large storage area, cove ceilings, PVC sealed window
Kitchen:	11'9" x 16'9" - jog	Eating area, double stainless steel sink, broom closet, built-in dishwasher
Master Bedroom:	15'8" x 8'9" - jog	Hardwood floors, double clothes closet with window
Bedroom:	7' x 9'10"	Wall to wall carpet over hardwoods, single clothes closet, PVC window
Bedroom:	9'10" x 10'10"	Wall to wall carpet over hardwoods, single clothes closet, PVC window
Rec Room:	11'4" x 19'8" + jog	Tile floors, paneled walls

Additional Features

- Pride of ownership by long time owners
- Wonderful 3 bedroom family home
- Close to Neil Campbell Elementary School
- Oversized single detached garage with remote opener
- Central air conditioning
- Upgraded windows
- Fridge, stove, dishwasher, washer, dryer, blinds & window coverings included
- 1-year Unirisc Home Warranty available

Asking Price: \$185,000.00

Thank you for viewing this beautiful East Kildonan home.

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