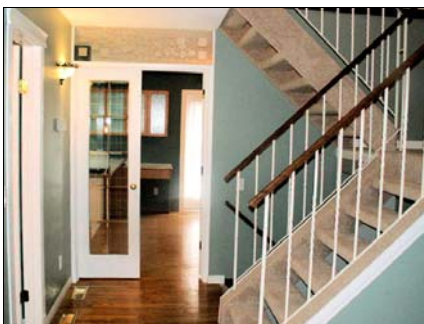




ROYAL LEPAGE
Dynamic Real Estate
 INDEPENDENTLY OWNED AND OPERATED



Welcome To River Park South

78 Chancery Bay

Living Area: 1630 sq.ft.

Lot Size: 52' x 109'

Taxes: \$3,582.60 (Gross 2008)

For more information visit:

www.winnipeg homes.com



Blair Sonnichsen
 989-5000

ROOM MEASUREMENTS

MAIN LEVEL

Front Foyer:	5'9" x 6'10"	Double coat closet, ceramic floor
Living Room:	12'6" x 15'9"	Hardwood floors, gas fireplace, French door to Dining Room
Bath:	2-piece	
Dining Room:	12'7" x 12'	Hardwood floors, built-in china cabinet, garden door to deck
Kitchen:	15'6" x 9'4"	Linoleum floor, dinette, European cabinets, newer double stainless steel sink with faucet, fridge, stove & dishwasher appliance garage, access to 2-piece bath & garage

UPPER LEVEL

Master Bedroom:	15'10" x 13'	Wall to wall carpet, 3-piece ensuite, lighted walk-in clothes closet with organizer
Bathroom:	4-piece	
Bedroom:	11'3" x 12'	Wall to wall carpet
Bedroom:	11'3" x 12'	Wall to wall carpet

BASEMENT

Rec Room:	16' x 13'	Wall to wall carpet, no finished ceiling
Bathroom:	2-piece	

Additional Features

- Washer & dryer remain
- Newer Carrier furnace & central air conditioner
- Sump pump
- Hot water tank installed in March 2008
- Electronic air filter
- Newer PVC windows on main & second floors
- West facing yard
- Single attached garage with auto door opener
- Utility shed in back yard
- Deck & fenced yard
- 1-year Unirisc Home Warranty available

Asking Price: \$259,600.00

Thank you for viewing this beautiful River Park South home.

BLAIR SONNICHSEN

989-5000

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