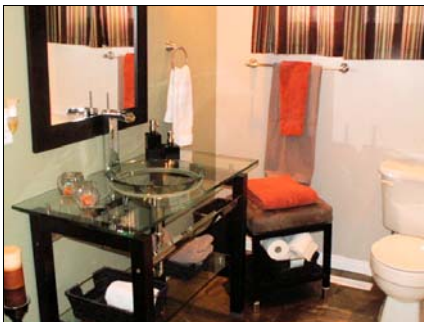




ROYAL LEPAGE
Dynamic Real Estate
 INDEPENDENTLY OWNED AND OPERATED



Welcome To Westwood

3557 Assiniboine Avenue

Living Area: 1627 sq.ft.

Lot Size: 57' x 150'

Taxes: \$3,725.33 (Gross 2008)

For more information visit:

www.winnipeg-homes.com



Blair Sonnichsen
 989-5000

ROOM MEASUREMENTS

Living Room:	21' x 12'	Picture window, wall to wall carpet, wood burning brick fireplace, large front foyer
Dining Room:	12' x 10'	Built-in alcove,
Kitchen:	12'6" x 11'6"	Ceramic tile floor, custom cabinetry with granite counters & built-ins including oven, stove top, fridge microwave & garborator, garden door to deck in back yard
Master Bedroom:	14' x 12'6"	Wall to wall carpet, two double clothes closets
Bedroom:	9'6" x 8'9"	Wall to wall carpet, double clothes closet
Bedroom:	14' x 8'4"	Wall to wall carpet, deep double clothes closet
Bathroom:	4-piece	Upper level
Rec Room:	23' x 12'8" + jog	Wall to wall carpet, bar area, nice accent lighting

Additional Features

- Large fenced lot
- Roof top deck on garage
- Single attached garage with auto door opener
- Large back landing with 2-piece bathroom
- Mid-efficient furnace (2008)
- Central vacuum with attachments
- 100 amp electrical
- Newer windows
- 28' x 28' double detached garage (insulated & heated with forced air gas furnace), 100 amp electrical
- Central air conditioner
- 2-level deck in back yard
- 1-year Unirisc Home Warranty available

Asking Price: **\$314,900.00**

Thank you for viewing this beautiful Westwood home.

BLAIR SONNICHSEN

989-5000

blair@winnipeg homes.com

www.winnipeg homes.com