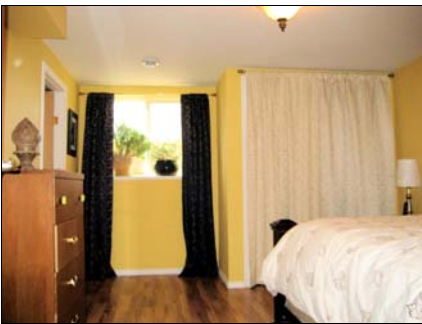




ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



Welcome To Westdale

735 Dale Boulevard

Living Area: 1040 sq.ft.

Lot Size: 64' x 99' (irregular)

Taxes: \$2,776.29 (Gross 2008)

For more information visit:
www.winnipeg homes.com



Blair Sonnichsen
Chris Pennycook
989-5000

ROOM MEASUREMENTS

Living Room:	14'3" x 13'11"	Hardwood floors, picture window, front entry with closet & ceramic tile inlay
Dining Room:	10'6" x 8'	Laminate floors, open to Kitchen
Kitchen:	10'6" x 8'9"	Ample cabinets, double stainless steel sink, built-in dishwasher, fridge, stove, built-in microwave, bar stool/counter area
Master Bedroom:	11'6" x 11'	Hardwood floors, double clothes closet
Bedroom:	10'9" x 10'3"	Hardwood floors, double clothes closet
Bedroom:	10'7" x 8'	Hardwood floors, double clothes closet
Bathroom:	4-piece	Main floor
Rec Room:	24'2" x 17'3"	Wall to wall carpet, wood burning open fireplace, wet bar, games area
Bedroom:	14'10" x 11'2"	Daylight windows, double clothes closet, 4-piece ensuite
Laundry Room:	8' x 10'7"	Laundry & bath area combined

Additional Features

- Detached garage with auto opener & additional parking
- Fenced lot with privacy panels
- Very well designed landscaped back & front yard
- Shed
- Appliances included
- Central air conditioning
- Newer windows throughout
- 3-Season Sun Room
- 1-year Unirisc Home Warranty available

Asking Price: \$229,900.00

Thank you for viewing this beautiful Westdale home.

BLAIR SONNICHSEN

CHRIS PENNYCOOK

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