



**ROYAL LEPAGE**  
**Dynamic Real Estate**  
 INDEPENDENTLY OWNED AND OPERATED



*Welcome To Westwood*

**487 Kirkfield Street**

Living Area: 1072 sq.ft.

Lot Size: 50' x 148'

Taxes: \$2,558.38 (Gross 2009)

For more information visit:  
[www.winnipeg-homes.com](http://www.winnipeg-homes.com)



**Blair Sonnichsen**  
 989-5000

## ROOM MEASUREMENTS

Living Room:	17' x 11'	Hardwood floors, picture window
Dining Room:	11'10" x 8'5"	Hardwood floors, picture window access to Kitchen
Kitchen:	11'4" x 10'9"	Linoleum floor, lots of cabinets, built-in dishwasher
Master Bedroom:	17'5" x 9'10"	Hardwood floors, double clothes closet
Bedroom:	11'4" x 10'3"	Hardwood floors, double clothes closet
Bathroom:	4-piece	Main level
Rec Room:	14'5" x 13'5"	Wall to wall carpet
Basement Bedroom:	11'4" x 11'2"	Wall to wall carpet, double clothes closet
Basement Bedroom:	11'4" x 10'3"	Wall to wall carpet, double clothes closet

## Additional Features

- Central air conditioning
- Fridge, stove, washer, dryer & dishwasher included
- Auto door opener
- Fenced back yard
- Vinyl exterior siding
- Abundance of basement storage
- Hardwood floors are like new!
- Built in 1960
- 1-year Unirisc Home Warranty available

**Asking Price:**                      \$219,900.00

*Thank you for viewing this beautiful Westwood home.*

**BLAIR SONNICHSEN**

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