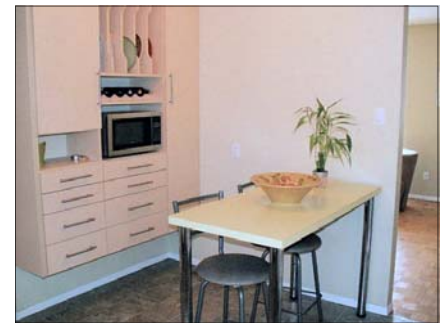




ROYAL LEPAGE
Dynamic Real Estate
 INDEPENDENTLY OWNED AND OPERATED



Welcome To Charleswood

6365 Betsworth Avenue

Living Area: 1118 sq.ft.

Lot Size: 66' x 100'

Taxes: \$2,638.90 (Gross 2009)

For more information visit:
www.winnipeg homes.com

ROOM MEASUREMENTS

Living Room:	15'10" x 11'9"	Parquay hardwoods, large front entry with closet & storage, picture window with fitted blinds
Dining Room:	8'3" x 9'1"	Hardwood floors
Kitchen:	10'6" x 12'7"	Newer counter top, dishwasher, added built-in wall mount cabinet/organizer, mud room with organizer
Master Bedroom:	12'2" x 12'9"	Hardwood floors, lighted walk-in closet
Bedroom:	8'1" x 11'7"	Hardwood floors, single clothes closet, newer PVC window, blind remains
Bedroom:	8'2" x 9'3"	Hardwood floors, single clothes closet, newer PVC window, blind remains
Bathroom:	4-piece	Main floor
Rec Room:	14'6" x 17'5"	Wall to wall carpet, pot lights, newer windows
Play Room:	10'3" x 15'6"	Rubber sport flooring, wall lights
Bathroom:	3-piece	Basement

Additional Features

- 200 amp service
- High efficiency furnace (2008)
- Central air conditioning (2008)
- Wood deck
- Wood fenced yard (2008)
- Newer bathroom vanity
- Wire shelving in bedroom closets
- Large storage area
- Electrical breaker & power cable for a hot tub to back yard deck
- Double wide parking area
- Concrete driveway
- Hip-roof shed
- 1-year Unirisc Home Warranty available

Asking Price: **\$229,900.00**

Thank you for viewing this beautiful Westwood home.

BLAIR SONNICHSEN

Royal LePage Dynamic Real Estate

989-5000

blair@winnipeg homes.com

DAVID KYLE

Maximum Real Estate

777-9999

davidkyle@mts.net