

Grand Beach Realty Inc.

Welcomes you to this Well Maintained Home
at 185 Coniston Street, Norwood Flats, Winnipeg



\$275,000

Room Sizes

Living room	17' 0" x 10' 6"
Kitchen	17' 0" x 10' 0"
Bedroom	11' 9" x 9' 2"
Bedroom	11' 9" x 8' 0"
Upstairs Bedroom	30' 0" x 13' 8"
Bathroom	4 piece bath
Basement Recroom	30' 0" x 13' 8"
Basement Laundry	14' 8" x 9' 9"





GENERAL INFORMATION

- Well maintained Home in Norwood Flats, Winnipeg, Mb.
- Property at 185 Coniston Street
- Located in a desirable area near the Red River and the St. Boniface Hospital
- Home has 3 bedrooms and 1 full bath
- Home size: approx. 1,100 sq. ft with full part finished basement
- Age: home was built in 1944
- Lot: 50' x 120' - with a back lane
- Newer energy efficient gas forced-air furnace
- All floors have been redone with new vinyl flooring
- The roof re-shingled a few years ago with the newer fiberglass shingles
- Double pane windows throughout
- 100 ampere electrical panel
- Hot water tank: approx. 33 imp gallons
- 2 x 4 wall construction
- Large well maintained back yard
- Includes: Fridge, stove, dishwasher,
- Gross Property Taxes 2021 - approx. \$3,694.60
- Quick Possession is available

NOTE

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind

Street Map of 185 Coniston Street, Norwood Flats, Winnipeg



Presented By:

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YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 34 years of Real Estate Experience”

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