

# 180 Dearborn Avenue

Welcome  
to



## About This 770 SF Home

Looking for an AFFORDABLE, stylish, updated turn-key home, on a quiet street near schools, transit, shopping, in a great area? Low taxes/utilities? FIND IT HERE @ 180 Dearborn ave - the gateway to East Kildonan. Whether you're a first time buyer, downsizing, going through a life changes or looking for an affordable rental revenue property, this home has you covered! Starting with great curb appeal. This 770 SF bungalow boasts a welcoming entrance/foyer. It leads to an open concept main floor living/dining room combo, boasting all new flooring, interior touches & a cozy electric fireplace. The heart of the home is in the gorgeous new kitchen - it offers plenty of modern, sleek counter & cabinetry space, dual sinks overlooking the backyard & an abundance of updated windows ushering in natural light. Additionally, enjoy main floor laundry, a walk-in pantry, & a 4 pce bathroom with clawfoot soaker shower/tub combo. The primary & 2nd bedrooms are spacious w/closets & big windows. The basement offers additional storage & the fenced yard provides a deck & parking. UPDATES: Kitchen & flooring '26, Interior paint '26, electrical & panel '19, windows '25, shingles '21, HWT '22.

## Features:

- 2 bedrooms, 1 bathroom
- Rear Parking
- Fenced yard
- Updates including shingles, kitchen, flooring, interior, windows, electrical, & much more.
- Newer appliances



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**Shawn Sommers Personal  
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

# CrossProperty Client Full

## Property Type

<b>180 Dearborn Avenue , Winnipeg R2L 0M3</b>		Area: <b>3A</b>	MLS# #: <b>202603163</b>
Nghbrhd: <b>East Kildonan</b>		Schl Div: <b>River East Transcona (WPG 72)</b>	
Linc #: <b>014R090206000</b>		Gross Tax: <b>\$1,797.82</b>	
Type: <b>RD</b>	Liv Area: <b>71.54 M2/770 SF</b>	Tax Yr: <b>25</b>	Status: <b>Incomplete</b>
Use: <b>Year-round</b>	Fin Bsmnt: <b>.00 M2/ SF</b>	Ed Tax: <b>\$862.44</b>	List Price: <b>\$189,900</b>
Style: <b>BNG</b>	Lot Front: <b>7.62 M/25 F</b>	Imprv: <b>\$173.75</b>	Sell Price:
Yr Built/Age: <b>1907/Older</b>	Lot Dpth: <b>30.48 M/100 F</b>	Spv Lvy:	Sell Date:
New Const: <b>No</b>	Lot Area: <b>240.15 M2/2,585 SF</b>	Payout:	DOM:
RMA: <b>4</b>	BDA: <b>2</b>		
Legal:	TBD: <b>2</b>	Baths: <b>F1/H0</b>	
Add LqI:			

## Remarks & Directions

Remarks: **Showings start 2/24. Offers 3/2. Looking for an AFFORDABLE, stylish, updated turn-key home, on a quiet street near schools, transit, shopping, in a great area? Low taxes/utilities? FIND IT HERE @ 180 Dearborn ave - the gateway to East Kildonan. Whether you're a first time buyer, downsizing, going through a life changes or looking for an affordable rental revenue property, this home has you covered! Starting with great curb appeal. This 770 SF bungalow boasts a welcoming entrance/foyer. It leads to an open concept main floor living/dining room combo, boasting all new flooring, interior touches & a cozy electric fireplace. The heart of the home is in the gorgeous new kitchen - it offers plenty of modern, sleek counter & cabinetry space, dual sinks overlooking the backyard & an abundance of updated windows ushering in natural light. Additionally, enjoy main floor laundry, a walk-in pantry, & a 4 pce bathroom with clawfoot soaker shower/tub combo. The primary & 2nd bedrooms are spacious w/closets & big windows. The basement offers additional storage & the fenced yard provides a deck & parking. UPDATES: Kitchen & flooring '26, Interior paint '26, electrical & panel '19, windows '25, shingles '21, HWT '22.**

Dir/GPS:

## General Information

Basement: <b>Half basement</b>	B Dev: <b>Unfinished</b>	Zoning: <b>R1</b>
FP Type/Fuel: <b>Insert/Electric</b>	# FP: <b>1</b>	Hectares:
Lot Dim:	Acres:	
Frnt Exp:	Shape: <b>Normal</b>	Fndtion: <b>Concrete</b>
Exterior: <b>Stucco, Wood Siding</b>	Survey:	Cnstrct:
Roof: <b>Shingle</b>		Water: <b>Municipal/Community</b>
Flooring: <b>Vinyl</b>		Sewer: <b>Municipal/Community</b>
Heating: <b>Baseboard, Hot Water</b>		H Fuel: <b>Electric, Natural gas</b>
Gas:		Hydro:
Parking: <b>Rear Drive Access</b>		
Remodel: <b>Electrical, Flooring, Kitchen, Other remarks, Roof Coverings, Windows</b>		
Site Influ: <b>Back Lane, Landscaped deck, Playground Nearby, Public Transportation, Shopping Nearby</b>		
Features: <b>Deck, Laundry - Main Floor, Main floor full bathroom, No Pet Home, No Smoking Home</b>		
Gds Incl: <b>Dishwasher, Dryer, Refrigerator, Stove, Washer</b>		
Gds Excl: <b>Wall mounted TV in Living room</b>		
Rnt Eqp: <b>None;</b>		

## Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen																												
Living/Dining room	M	26X10	Kitchen	M	8X11.75	Four Piece Bath	M																													
Primary Bedroom	M	9.75X12	Bedroom	M	7.5X11.5																															
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td># Baths:</td> <td>1PC</td> <td>2PC</td> <td>3PC</td> <td>4PC</td> <td>5PC</td> <td>6PC</td> <td># Ensuite:</td> <td>1PC</td> <td>2PC</td> <td>3PC</td> <td>4PC</td> <td>5PC</td> <td>6PC</td> </tr> <tr> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table>									# Baths:	1PC	2PC	3PC	4PC	5PC	6PC	# Ensuite:	1PC	2PC	3PC	4PC	5PC	6PC		0	0	0	1	0	0		0	0	0	0	0	0
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Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.