

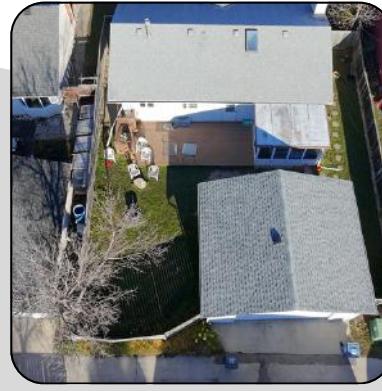
1190 Chancellor Drive

Welcome
to



About This 988 sf home in Waverley Heights!

LOCATION, LOCATION, LOCATION! Welcome home to 1190 Chancellor drive, steps to parks, schools, rapid transit/transit, & nearby to shopping, UofM, & more! At just under 1000 square feet, this home has a LOT to offer! Starting with great curb appeal. Inside, this recently renovated bungalow boasts a main floor living room with bay window & fireplace which leads to the formal dining area & attached 3 season sunroom for additional living space. Around the corner, the well appointed & updated kitchen provides ample cabinetry, quartz counter tops, newer stainless steel appliances, dual sink, pot lights, & overhead skylight! The primary bedroom features a bow window & you'll find 2 additional bedrooms and the nicely updated 4 pce bathroom on the main floor. The basement is fully finished and offers a great sized recroom, 3 pce bathroom, laundry & storage rooms. The whole house boasts warm vinyl flooring, updates to fixtures & tasteful decor. The backyard is fully fenced with great sun exposure & provides a nice sized deck, interlocking patio area, green space & oversized double detached garage. Many additional updates include: PVC windows, shingles, exterior & more. Have a look & make it yours!



Features:

- 3 bedrooms, 2 bathrooms
- Basement with Laundry, Recroom, storage space & 3 pce bathroom
- Rear parking with double garage, deck, patio, & fenced yard
- Awesome 3 season sunroom!
- Close to schools, shopping, parks & more
- Many updates - just move in and enjoy!
- Very comfortable home!



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21 CENTURY 21
Carrie Realty

Shawn Sommers Personal
Real Estate Corporation

Property Type

1190 Chancellor Drive , Winnipeg R3T 4H9

Nghbrhd: **Waverley Heights**
 Linc #: **003R067867000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1977/Older**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **91.79 M2/988 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **16.76 M/55 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **518.58 M2/5,582 SF**

BDA: **3** TBD: **3** Baths: **F2/H0**

Area: **1L** MLS® #: **202527992**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$4,435.31**
 Tax Yr: **25** Status: **Incomplete**
 Ed Tax: **\$1,843.99** List Price: **\$479,900**
 Imprv: **\$387.81** Sell Price:
 Spc Lvy:
 Payout:
 Sell Date:
 DOM:

Remarks & Directions

Remarks:

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Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Gas	# FP:	1
Lot Dim:		Acres:	Concrete
Frnt Exp:		Fndtion:	R1
Exterior:	Brick, Stucco, Vinyl	Cnstrct:	Wood Frame
Roof:	See remarks	Water:	Cooperative Well
Flooring:	Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$80.00/M	Hydro:	Budget \$30.00/M
Parking:	Double Detached, Garage door opener, Rear Drive Access; Enclsd: 2		
Remodel:	Basement, Bathroom, Exterior, Flooring, Kitchen, Roof Coverings, Windows		
Site Influ:	Fenced, Landscaped deck, Landscaped patio, Paved Lane, Paved Street, Playground Nearby, Public Transportation, Shopping Nearby		
Gds Incl:	Air Conditioning-Central, Deck, No Smoking Home, Skylight, Smoke Detectors, Sunroom		
Gds Excl:	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Washer		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	12X15		Dining Room	M	13X8		Kitchen	M	12.25X9.25		
Primary Bedroom	M	12X11.5		Four Piece Bath	M			Bedroom	M	10.2X8.5		
Bedroom	M	9.75X8		Recreation Room	B	24X24.5		Three Piece Bath	B			
	2PC				6PC							
# Baths:	<u>1PC</u>	<u>0</u>	<u>—</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u> <u>5PC</u>
	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.