

# 1190 Chancellor Drive

Welcome  
to

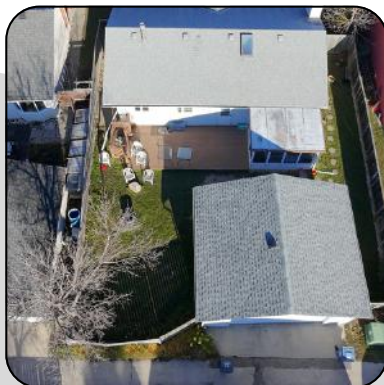


## About This 988 sf home in Waverley Heights!

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!



**Shawn Sommers**  
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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.

### 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: Sell Date:  
 Payout: DOM:

### Remarks & Directions

Remarks: **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!**

Dir/GPS:

### General Information

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

### Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	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>0</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</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>

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