

808 Magnus Avenue

Welcome
to



About This 924 SF Home

Opportunity knocks: "OFFERS ANY TIME". Be here first! OWN this as low as \$855/MONTH (5% down, 3.94% over 30 years). 1st time buyer? Downsizing? Going through a life change? Affordable rental revenue property? Whatever your need for housing, this one is AFFORDABLE! Welcome to 808 Magnus avenue. Located west of Arlington st & on the way to McPhillips, you'll be near everything you need: shopping, transit, schools, parks, & more. AT 924 SF, this home packs a lot of punch! Starting with great curb appeal. The fully fenced, LARGE YARD is 33x107! Step inside. The front porch allows for great views with a morning coffee or an evening nightcap. Or, great for interior storage! Inside, the open concept main floor has everything you need! It's updated with newer flooring, an open living/dining room combo, all being overlooked by the updated white kitchen, offering ample cabinetry/counter space, & stainless steel appliances. Additionally, you'll find a main floor laundry room, updated 3 pce bath, mudroom w/pantry/closet space & a convenient main floor bedroom. The upper level boasts the larger primary bedroom. The fenced backyard boasts a deck, shed, & sliding parking gate. Other updates: SHINGLES, WINDOWS, AC ++

Features:

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



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.

CrossProperty Client Full

Property Type

808 Magnus Avenue , Winnipeg R2X 0M5

Nghbrhd: **Burrows Central**
 Linc #: **014R020186000**
 Type: **RD**
 Use: **Year-round**
 Style: **1+1/2**
 Yr Built/Age: **1911/Older**
 New Const: **No**
 RMA: **5** BDA: **2**
 Legal:
 Add Lgl:

Liv Area: **85.84 M2/924 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **10.06 M/33 F**
 Lot Dpth: **32.61 M/107 F**
 Lot Area: **332.69 M2/3,581 SF**

Area: **4B** MLS@ #: **202603310**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$2,088.98**
 Tax Yr: **25**
 Ed Tax: **\$987.53**
 Imprv: **\$229.35**
 Spc Lvy:
 Payout:
 Status: **Incomplete**
 List Price: **\$182,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: **Opportunity knocks: "OFFERS ANY TIME". Be here first! OWN this as low as \$855/MONTH (5% down, 3.94% over 30 years). 1st time buyer? Downsizing? Going through a life change? Affordable rental revenue property? Whatever your need for housing, this one is AFFORDABLE! Welcome to 808 Magnus avenue. Located west of Arlington st & on the way to McPhillips, you'll be near everything you need: shopping, transit, schools, parks, & more. AT 924 SF, this home packs a lot of punch! Starting with great curb appeal. The fully fenced, LARGE YARD is 33x107! Step inside. The front porch allows for great views with a morning coffee or an evening nightcap. Or, great for interior storage! Inside, the open concept main floor has everything you need! It's updated with newer flooring, an open living/dining room combo, all being overlooked by the updated white kitchen, offering ample cabinetry/counter space, & stainless steel appliances. Additionally, you'll find a main floor laundry room, updated 3 pce bath, mudroom w/pantry/closet space & a convenient main floor bedroom. The upper level boasts the larger primary bedroom. The fenced backyard boasts a deck, shed, & sliding parking gate. Other updates: SHINGLES, WINDOWS, AC ++**

Dir/GPS:

General Information

Basement: **Partial** B Dev: **Unfinished**
 FP Type/Fuel:
 Lot Dim: Shape: **Normal** # FP: Zoning: **R1**
 Frnt Exp: Survey: Acres: Hectares:
 Exterior: **Stucco** Fndtion: **Concrete**
 Roof: **Shingle** Cnstrct: **Wood Frame**
 Flooring: **Laminate, Vinyl** Water: **Municipal/Community**
 Heating: **Forced Air** Sewer: **Municipal/Community**
 Gas: **Budget \$60.00/M** H Fuel: **Natural gas**
 Parking: **Rear Drive Access; Enclsd: 2** Hydro: **Budget \$70.00/M**
 Remodel: **Bathroom, Flooring, Kitchen, Other remarks, Roof Coverings, Windows**
 Site Influ: **Accessibility Access, Fenced, Landscaped deck, Private Yard, Public Transportation, Shopping Nearby**
 Features: **Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor full bathroom, No Smoking Home, Porch**
 Gds Incl: **Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer**
 Gds Excl:
 Rnt Eq: **See remarks: \$90 Monthly;**

Approximate Room Dimensions

Room	└─┬─┘ Dimen	Room	└─┬─┘ Dimen	Room	└─┬─┘ Dimen
Living/Dining room	M 19.5X10.15	Primary Bedroom	U 16.5X10.15	Bedroom	M 7X13.25
Laundry Room	M	Four Piece Bath	M	Kitchen	M 9.25X10.25
# Baths:	1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

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