

1060 Erin Street

Welcome
to

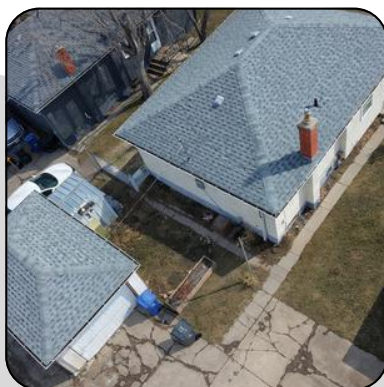


About This 924 SF Home

Showings start now. OFFERS REVIEWED April 14. Looking for affordable housing in a great area? OWN this from roughly \$1345/month - WOW (5% down, 3.6% variable rate over 30 years). Welcome to 1060 Erin Street, located in the POLO PARK area, close to shopping, restaurants, transportation, schools, & all amenities. You'll LOVE this home! Starting with great curb appeal. This super solid bungalow was built with care in 1956. The main floor boasts a welcoming foyer leading to the living/dining room combo. The HUGE kitchen has been tastefully refreshed with choice decor & offers plenty of cabinet/counter space w/ a big window overlooking the backyard. Rounding out the main floor, you'll find 2 good sized bedrooms w/closets, & a 4 pce updated bathroom. The fully finished lower level has endless possibilities. There's a cold storage room, HUGE rec-room (maybe a 3rd bedroom??), 2 pce bathroom & a very generous sized laundry/storage room. The spacious backyard offers room for play, a single detached garage, shed & more. Updates include: Shingles on house/garage, aluminum soffits/facia, hi efficient furnace (2022), HWT (2017), electrical panel (2021), & refreshed kitchen & bathrooms! Great home with great appeal!

Features:

- 2 bedrooms, 2 bathrooms
- Rear Parking & garage
- Updates including shingles, kitchen, flooring, interior, furnace, bathroom, electrical, & much more.



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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

1060 Erin Street , Winnipeg R3G 2W9		Area: 5C	MLS® #: 202606634
Nghbrhd: Polo Park		Schl Div: Winnipeg (WPG 1)	
Linc #: 013R011034100		Gross Tax: \$3,252.43	
Type: RD	Liv Area: 72.46 M2/780 SF	Tax Yr: 25	Status: Incomplete
Use: Year-round	Fin Bsmnt: .00 M2/ SF	Ed Tax: \$1,566.87	List Price: \$299,900
Style: BNG	Lot Front: 13.11 M/43 F	Imprv: \$301.83	Sell Price:
Yr Built/Age: 1956/Older	Lot Dpth: 25.30 M/83 F	Spc Lvy:	Sell Date:
New Const: No	Lot Area: 335.29 M2/3,609 SF	Payout:	DOM:
RMA: 4	BDA: 2		
Legal:	TBD: 2	Baths: F1/H1	
Add Lgl:			

Remarks & Directions

Remarks: **Showings start now. OFFERS REVIEWED April 14. Looking for affordable housing in a great area? OWN this from roughly \$1345/month - WOW (5% down, 3.6% variable rate over 30 years). Welcome to 1060 Erin Street, located in the POLO PARK area, close to shopping, restaurants, transportation, schools, & all amenities. You'll LOVE this home! Starting with great curb appeal. This super solid bungalow was built with care in 1956. The main floor boasts a welcoming foyer leading to the living/dining room combo. The HUGE kitchen has been tastefully refreshed with choice decor & offers plenty of cabinet/counter space w/ a big window overlooking the backyard. Rounding out the main floor, you'll find 2 good sized bedrooms w/closets, & a 4 pce updated bathroom. The fully finished lower level has endless possibilities. There's a cold storage room, HUGE rec-room (maybe a 3rd bedroom??), 2 pce bathroom & a very generous sized laundry/storage room. The spacious backyard offers room for play, a single detached garage, shed & more. Updates include: Shingles on house/garage, aluminum soffits/facia, hi efficient furnace (2022), HWT (2017), electrical panel (2021), & refreshed kitchen & bathrooms! Great home with great appeal!**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished	Zoning: R1
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Acres:	
Frnt Exp: E	Shape: Normal	Fndtion: Concrete
Exterior: Stucco, Wood Siding	Survey:	Cnstrct: Wood Frame
Roof: Shingle		Water: Municipal/Community
Flooring: Tile, Vinyl, Wood		Sewer: Municipal/Community
Heating: Forced Air		H Fuel: Natural gas
Gas: Budget \$50.00/M		Hydro: Budget \$110.00/M
Parking: Single Detached, Garage door opener, Paved Driveway; Enclsd: 1; Ttl: 3		
Remodel: Bathroom, Electrical, Exterior, Flooring, Furnace, Kitchen, Other remarks, Roof Coverings		
Site Influ: Back Lane, Paved Lane, Paved Street, Playground Nearby, Public Transportation, Shopping Nearby		
Features: Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home		
Gds Incl: Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl: Freezers in kitchen, basement, security cameras		
Rnt Eqp: Hot Water Heater: \$30 Monthly;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Kitchen	M	12.1	X10.8	Living/Dining room	M	12.4	X17.7	Primary Bedroom	M	10.5	X13
Bedroom	M	8.11	X10.1	Recreation Room	B	21.3	X13.5	Storage Room	B	10.2	X4.7
Laundry Room	B	17.5	X24.5	Four Piece Bath	M			Two Piece Bath	B		

# Baths:	1PC	2PC	3PC	4PC	5PC	6PC	# Ensuite:	1PC	2PC	3PC	4PC	5PC	6PC
	0	1	0	1	0	0		0	0	0	0	0	0

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