

210 Queenston Street

Welcome
to



About This 1062 Square Foot Home

OFFERS 4/21 Welcome to 210 Queenston st. This charming craftsman style home is located on one of the best streets in North River Heights! Across from an elementary school/playground, near shopping, transit & more. At 1062 SF, this bungalow has a lot to offer. Starting w/great curb appeal. The full brick exterior is a rarity & sets this home apart! Inside, the main floor is abundant w/character. It features a front sunroom & living room w/e fireplace. The dining room is overlooked by the kitchen. You'll LOVE the newer (2021) 12x16 SF 3 season sunroom off the dining area overlooking the fenced backyard, complete with garage & green space. 2 good sized bedrooms & a 4 pce bathroom round out the main floor. The basement offers many possibilities. Granny/rental suite? You'll appreciate a good sized recroom, 3rd bedroom, 3 pce bathroom, laundry & storage rooms. UPDATES over the years include: newer boiler; shingles; electrical, Ductless AC & (sunroom in 2021). This home is a solid rock mechanically & structurally & has been thoroughly enjoyed by its current owners. It needs some cosmetic TLC. It's well priced to allow for your updates, elbow grease, shine, & touches to make this your own sparkling diamond!

Features:

- 3 bedrooms, 2 bathrooms
- Single detached garage
- Updates including shingles, kitchen, sunroom, electrical, boiler system & much more.



Shawn Sommers
204.818.0707
www.ShawnSommers.com



**Shawn Sommers Personal
Real Estate Corporation**

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

210 Queenston Street , Winnipeg R3N OW7

Nghbrhd: **River Heights North**
 Linc #: **012R052578000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1928/Older**
 New Const: **No**
 RMA: **6** BDA: **2** TBD: **3** Baths: **F2/H0**
 Legal:
 Add Lgl:

Area: **1C**
 Schl Div:
 Gross Tax: **\$5,261.80**
 Tax Yr: **25**
 Ed Tax: **\$2,646.57**
 Imprv: **\$278.00**
 Spc Lvy:
 Payout:

MLS® #: **202607091**
 Status: **Incomplete**
 List Price: **\$357,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: ***OFFERS 4/21* Welcome to 210 Queenston st. This charming craftsman style home is located on one of the best streets in North River Heights! Across from an elementary school/playground, near shopping, transit & more. At 1062 SF, this bungalow has a lot to offer. Starting w/great curb appeal. The full brick exterior is a rarity & sets this home apart! Inside, the main floor is abound w/character. It features a front sunroom & living room w/e-fireplace. The dining room is overlooked by the kitchen. You'll LOVE the newer (2021) 12x16 SF 3 season sunroom off the dining area overlooking the fenced backyard, complete with garage & green space. 2 good sized bedrooms & a 4 pce bathroom round out the main floor. The basement offers many possibilities. Granny/rental suite? You'll appreciate a good sized recroom, 3rd bedroom, 3 pce bathroom, laundry & storage rooms. UPDATES over the years include: newer boiler; shingles; electrical, Ductless AC & (sunroom in 2021). This home is a solid rock mechanically & structurally & has been thoroughly enjoyed by its current owners. It needs some cosmetic TLC. It's well priced to allow for your updates, elbow grease, shine, & touches to make this your own sparkling diamond!**

Dir/GPS:

General Information

Basement: **Full** B Dev: **Fully Finished**
 FP Type/Fuel: **Brick Facing/Electric** # FP: **1** Zoning: **R1**
 Lot Dim: Shape: **Normal** Acres: Hectares:
 Frnt Exp: Survey: Fndtion: **Concrete**
 Exterior: **Brick** Cnstrct: **Wood Frame**
 Roof: **Shingle** Water: **Municipal/Community**
 Flooring: **Wall-to-wall carpet, Tile, Wood** Sewer: **Municipal/Community**
 Heating: **Hot Water** H Fuel: **Natural gas**
 Gas: **Budget \$90.00/M** Hydro: **Budget \$120.00/M**
 Parking: **Single Detached; Enclsd: 1; Ttl: 1**
 Remodel: **Addition, Other remarks**
 Site Infl: **Fenced, Paved Street, Public Transportation, Shopping Nearby**
 Features: **Main floor full bathroom, Sunroom**
 Gds Incl:
 Gds Excl:
 Rnt Eqp: **None;**

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	17.17X11.83	Sunroom	M	9.5X7.75	Dining Room	M	14X9.42
Kitchen	M	14X8	Primary Bedroom	M	12.5X9.25	Bedroom	M	10.67X10.33
Four Piece Bath	M		Recreation Room	B	24X11	Bedroom	B	12.83X10
Laundry Room	B	11.5X7.5	Storage Room	B	11.67X7.5	Three Piece Bath	B	
# Baths:		1PC	2PC	3PC	4PC	5PC	6PC	
		0	0	1	1	0	0	
# Ensuite:		1PC	2PC	3PC	4PC	5PC	6PC	
		0	0	0	0	0	0	

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