

# 627 Herbert Avenue

Welcome  
to



## About This 1202 Square Foot Home

\*Welcome to 627 Herbert - Located mid block on a quiet street, close to schools, shopping (Kildonan Place/Regent strip, blocks away), transit, & all amenities. This well appointed homes has a LOT to offer! Starting with great curb appeal and a fully fenced yard with room to garden, play, relax, & enjoy! Inside, this home features a spacious main floor living/dining room & den (or additional bedroom). It leads to the updated kitchen offering ample cabinetry, counter space & stainless steel appliances. Upstairs, are 3 well appointed, good sized bedrooms, plenty of storage closets (or a flex closet space) & updated 4 pce bath. The full basement provides a laundry/storage area, 3 pce bath, & additional space for recreation awaiting your completion. Leading outside, you'll appreciate a rear landing space for additional storage. It leads to the rear yard where you'll enjoy BBQ's on the rear sundeck overlooking the single detached garage w/additional parking beside. This home has been extensively updated over the last few years & includes (2023): FURNACE, HWT, SHINGLES, ROOF & TRUSSING, ELECTRICAL, exterior stucco, many PVC windows & interior updates. Excellent value - OFFERS REVIEWED AS RECEIVED!

## Features:

- 3 bedrooms, 2 bathrooms
- Single detached garage
- Updates including shingles, kitchen, HWT, furnace, electrical, and most everything else!



**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.

**627 Herbert Avenue , Winnipeg R2L 1G1**

Nghbrhd: **East Elmwood**  
 Linc #: **014R092665000**  
 Type: **RD**  
 Use: **Year-round**  
 Style: **TWO**  
 Yr Built/Age: **1912/**  
 New Const: **No**  
 RMA: **6** BDA: **3** TBD: **3** Baths: **F2/H0**  
 Legal:  
 Add Lgl:

Area: **3B** MLS® #: **202608935**  
 Schl Div: **Winnipeg (WPG 1)**  
 Gross Tax: **\$3,258.28**  
 Tax Yr: **25**  
 Ed Tax: **\$1,619.54**  
 Imprv: **\$208.50**  
 Spc Lvy:  
 Payout:  
 Status: **Incomplete**  
 List Price: **\$329,900**  
 Sell Price:  
 Sell Date:  
 DOM:

**Remarks & Directions**

Remarks: **SS MAY 2. Welcome to 627 Herbert - Located mid block on a quiet street, close to schools, shopping (Kildonan Place/Regent strip, blocks away), transit, & all amenities. This well appointed homes has a LOT to offer! Starting with great curb appeal and a fully fenced yard with room to garden, play, relax, & enjoy! Inside, this home features a spacious main floor living/dining room & den (or additional bedroom). It leads to the updated kitchen offering ample cabinetry, counter space & stainless steel appliances. Upstairs, are 3 well appointed, good sized bedrooms, plenty of storage closets (or a flex closet space) & updated 4 pce bath. The full basement provides a laundry/storage area, 3 pce bath, & additional space for recreation awaiting your completion. Leading outside, you'll appreciate a rear landing space for additional storage. It leads to the rear yard where you'll enjoy BBQ's on the rear sundeck overlooking the single detached garage w/additional parking beside. This home has been extensively updated over the last few years & includes (2023): FURNACE, HWT, SHINGLES, ROOF & TRUSSING, ELECTRICAL, exterior stucco, many PVC windows & interior updates. Excellent value - OFFERS REVIEWED AS RECEIVED!**

Dir/GPS:

**General Information**

Basement: **Full** B Dev: **Partially Finished, Unfinished**  
 FP Type/Fuel: # FP: **Zoning: R1**  
 Lot Dim: Shape: **Normal** Acres: Hectares:  
 Frnt Exp: **S** Survey:  
 Exterior: **Stucco** Fndtion: **Concrete**  
 Roof: **Shingle** Cnstrct: **Wood Frame**  
 Flooring: **Wall-to-wall carpet, Laminate, Vinyl** Water: **Municipal/Community**  
 Heating: **Forced Air** Sewer: **Municipal/Community**  
 Gas: **Budget \$70.00/M** H Fuel: **Natural gas**  
 Parking: **Single Detached; Enclsd: 1; Ttl: 2** Hydro: **Budget \$100.00/M**  
 Remodel: **Bathroom, Electrical, Exterior, Flooring, Furnace, Kitchen, Roof Coverings, Windows**  
 Site Influ: **Back Lane, Fenced, Landscaped deck, Playground Nearby, Public Transportation, Shopping Nearby**  
 Features: **Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No Smoking Home, Sump Pump**  
 Gds Incl: **Dishwasher, Refrigerator, Stove**  
 Gds Excl:  
 Rnt Eqp: **None;**

**Approximate Room Dimensions**

Room	U	Dimen	Room	M	Dimen	Room	U	Dimen
Living/Dining room	M	23.5X15.3	Eat-In Kitchen	M	19.25X9.25	Bedroom	U	11.75X7.5
Bedroom	U	11.45X7.5	Primary Bedroom	U	13.9X9.4	Three Piece Bath	B	
Four Piece Bath	U		Mudroom	M	7X5.1			

# Baths: 1PC 0 2PC 0 3PC 1 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.