

# \$114,500 - 262 Emma Street

## Listing ID: 1722331

**\$114,500**

3 Bedrooms, 1 Bathrooms Residential

262 Emma Street, Neepawa, Manitoba, R0J 1H0

Accepted Offer conditional on financing -May 15. PRICE REDUCED on this good 3 bdrm family home on 40' lot. GOOD REVENUE OR STARTER. Home is well-maintained, with sunny rear deck, lots of parking off back lane, classic front verandah, some reno windows and doors on main floor, shingles, paint, flooring, copper and pex plumbing. Home features Lennox gas FA furnace and gas HWT. There is a large homey eat-in kitchen, laminate floor, main floor washer/dryer facility, clothes closet. Lots of room for family activity in the living room and separate parlor/den area. there are 3 good bedrooms upstairs as well as the 4-pc bath./. The partial basement is stone and mortar w earth floor - dry storage. open ceiling could facilitate addition of plumbing for a main floor bath. Current gross taxes are \$ 1601.14 Tenant occupied . possession tba Seller motivated



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Last Modified: 2018-05-11T10:19:21.763

Listing Office: