

**111 Poplar Street, Morden**

**\$295,000**



## Details

Address : 111 Poplar Street, Morden, Manitoba  
Legal : Lot 17/18, Block 15, Plan 856  
Sq Ft : 1,479  
Bedrooms : 3  
Bathrooms : 2.50  
Heating : FA Natural Gas  
Garage : Double Attached  
Driveway : Concrete  
Exterior : Concrete, Aluminum/Viynl/Wood Siding & Ashphalt Shingles  
Lot Size : 100' x 125'  
Possession : May 2021  
Basement : Half Basement, Family Room 17'8' x 13'10", bedroom 11'5" x 9'3",  
13-pc Bath  
Age : 1980

## Description

Large yard, ready for the kiddos or future development, lot size is 100x125 ft zoned RT-2 Family. Potential for future subdivision. House features 1479 sq ft (+/- jogs), 2+1 Bedroom, 2 1/2 bathrooms, large windows, and lots of natural light!! Large kitchen with ample storage, fridge & stove included!! Large Primary Bedroom with double closets!! Nice sized mudroom off the garage with access to laundry/2 pc bath (washer & dryer included) and back yard. Double attached garage!! East-facing all season sunroom, featuring gas fireplace and hot tub, (hot tub was functioning when last used, vendor does not guarantee functionality). Sunroom leads to 18x12 deck!! Shingles were replaced 2017. Lots of potential. Close proximity to golf course and playground.

## Financial

Price: \$295,000  
Taxes: \$3,983  
Gas: \$90  
Hydro: \$90

## Dimensions

Living Room: 15' x 14.67, Family room:  
17.67 x 13.83, Mudroom: 3.5 x 3.5,  
Sunroom: 18.9 x 11.5  
Dining Room: 12.17 x 11.83  
Kitchen: 10.17 x 12.08  
Bathroom: Main: 1 x 2-pc, 1 x 4-pc,  
Basement: 1 x 3-pc  
Bedroom: Primary: 9.83 x 17.92, (2)11.92  
x 11.92, (3) 11.5 x 9.25

## Features

5 appliances inc, Central A/C, Sunroom