

## 123 Cottonwood Drive, Winkler

**\$295,000**



### Details

Address : 123 Cottonwood Drive, Winkler, Manitoba  
Legal : Lot 6 Plan 20993  
Sq Ft : 1,394  
Bedrooms : 3 + 2  
Bathrooms : 2 1/2  
Heating : High Efficiency Forced Air Natural Gas, Central Air Conditioning  
Windows : Triple Pane Wood  
Garage : Single Attached 14 x 22  
Exterior : Brick & Siding, Vinyl with Shingles  
Lot Size : 80 x 118  
Possession : To Be Determined  
Basement : Full, Partially Finished  
Laundry Room : Main Floor  
Age : 1993

### Description

Showings start Monday Nov.15. Fantastic family home located on a quiet street. This 1394 sq.ft. home has 3 & 2 bedrooms, 3 bathrooms and mostly finished basement. Main floor upgrades include kitchen with island, flooring, doors, trim and paint. New patio door has been ordered and will be installed. Spacious open concept kitchen/dining room and living room. Patio doors from dining room to rear 14' X 16' deck in fenced yard. Primary bedroom has a 3 piece ensuite bath, total of 3 good sized bedrooms on main floor as well as laundry. Features include new high efficient gas furnace in 2020, shingles 2017, C/A, C/V, and new water softener. Basement has a large rec room, 2 bedrooms, 2 piece bath and pantry.

### Financial

Price: \$295,000  
Taxes: \$2,896  
Gas: \$60  
Hydro: \$135

### Dimensions

Living Room: 21.67 x 12,  
Basement Family room: 21.83 x 15.67, Basement Rec Room: 25.5 x 11.58  
Dining Room: 12.75 x 7.83  
Kitchen: 12 x 9.92, Basement Pantry: 11.75 x 8  
Bathroom: Main Floor: 1 - 4 pce, Ensuite: 1 - 3 pce, Basement: 1 - 2 pce  
Bedroom: Primary Main Floor: 12.5 x 12.5, Main Floor: 12.67 x 10.67, Main Floor: 12.67 x 11, Bsmnt: 15.83 x 11.75, Bsmnt: 11.75 x 10.25

### Features

Landscaped Deck, Paved Street

### Community Features

Close to Golf Course Public Pool and Shopping