

## 26 Clearview Bay, Winkler

**\$385,000**

### Details

Address : 26 Clearview Bay, Winkler, Manitoba  
Legal : Lot 1 Plan 42392  
Sq Ft : 1,240  
Bedrooms : 2 + 2  
Bathrooms : 3  
Heating : High Efficiency, Forced Air Gas (2020), Air Exchange, Central Air Conditioning  
Windows : Triple Pane PVC  
Garage : Insulated Double Attached 24 x 24, Garage Door Opener with Remote(s)  
Exterior : Brick and Vinyl Siding (2020), Shingles (2019)  
Lot Size : 66 x 130  
Possession : To Be Determined  
Basement : Full, Fully Finished, Recreation Room 25.67 x 14.92  
Laundry Room : Main Floor 5.67 x 4.83  
Age : 2009

### Description

Located at the south end of the city on a quiet bay is this 1240 sq.ft. home. Exterior of home has brick and recently upgraded shingles from 2019 and vinyl siding in 2020. Fully fenced back yard has weathered look fence with gates at both ends of the house. Garden shed, concrete pad and large deck complete the outdoor space. Large front entrance has extra wide stairs going up and down. Kitchen is knotty alder with island, corner pantry and built in dishwasher and microwave. Spacious dining room has a patio door to the rear deck. Living room has a big south facing window which is great for natural light. Main floor features engineered hardwood, vaulted ceiling and laundry. Master bedroom has a walk in closet and 3 piece ensuite. ICF basement has a large rec room which is great for entertaining, 2 nice size bedrooms, 3 piece bathroom and lots of storage space, newer flooring and paint. New high efficient gas furnace from 2020 means super low heating bills. Double attached 24'X24? garage.

### Financial

Price: \$385,000  
Taxes: \$3,059  
Gas: \$32  
Hydro: \$145

### Dimensions

Living Room: 14.08 x 13.17  
Dining Room: 11.75 x 10.5  
Kitchen: 13.42 x 10.58  
Bathroom: 1 - 3 pce Ensuite M,  
1 - 4 pce M, 1 - 3 pce B  
Bedroom: 12.58 x 10.58 M,  
13.25 x 9.17 M, 13.83 x 9.67 B,  
11.25 x 10.42 B

### Features

Central Vacuum, Deck, Fenced, storage shed

### Community Features

Golf Course Nearby,  
Playground Nearby, Public Pool

This information has been obtained from a reliable source but cannot be guaranteed to be accurate.