

LISTING HIGHLIGHTS

128 Government Road

FILE NO. 4488 Residential Listing Keewatin

Selling Features:

- 45 feet of frontage
- Crown land at rear overlooking the Winnipeg River
- Landscaping potential at the rear of the property

Services: hydro, municipal water and sewer, telephone and internet available, bus service, natural gas, forced air furnace

Taxes: \$1,700.00 in 2024

PIN: 42160-0215



Comments: Keewatin - Buy where you want to be! A charming character home awaits you with high ceilings and a recent renovation that compliments the history of this home. This 1217 sq. ft layout that includes the "sun porch" has four bedrooms and 2 bathrooms making it ideal for family living.

The extensive renovation at the rear of the house includes the Master bedroom that allows separation from the living and kitchen areas. New flooring throughout an updated kitchen will not go unnoticed here. The main bathroom was also re-worked and the claw foot tub has remained to keep the nostalgia of the era!

The rear of the lot has greenspace that opens up to views of the Winnipeg River, lots of potential to do some landscaping. Access to Lake of the Woods and the Winnipeg River system is easy with boat launches nearby. Location is perfect to walk to local restaurants and services. Great walking trails near by as well.

Book your showing!

Note: some rooms may appear different then in the photos.

\$259,000







Improvements:

- 1,217 square feet including front sun porch room
- New kitchen
- Renovations include 2 new bedrooms and one new bathroom
- New flooring throughout
- Open living and dining area
- Front sun porch with view of the water

Access: North side of Government Road. Directly across from Two Bears Marina.

Additional Specs:

 4 BEDROOMS	 3 BATHS
 1,217 SQ. FT.	 42 FT.





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