

Welcome  
to

# 292 Ash Street



## About This 1500 SF character home in North River Heights...

s/s 4/19. Offers 4/25. If you're like many in the 'PEG, you work hard for your money. A buck hardly buys a buck these days. After a days work, you want your own space, with little to do, but enjoy. A home located near the city centre, shopping, schools, transit, parks & all our city has to offer-in a neighbourhood w/a mature canopy of trees & history. A home, just the right size to accommodate all you need. One that offers dining & living rooms for daily "life" & those special gatherings. A charming kitchen w/granite tops & shiny appliances? How about a couple of special sun filled rooms to watch the sunrise & sunset? 3 good sized bedrooms, a spa-like bath w/jetted tub & heated flooring? A basement w/more possibilities? A gorgeous backyard w/carefully crafted sundecks, a screened 3 season gazebo, storage shed & plenty of fenced in yard space for your family & nice summer days? A double sized garage to keep your car & belongings safe? All updates like windows, doors, shingles & more? IT'S HERE @ 292 ASH street in charming North River Heights, between Academy & Kingsway!

- 3 bedrooms & 1 bathroom
- All newer windows, doors & more over last 2.5 years (more than \$20,000 spent on updates)
- Well located & steps to the transit, parks, schools, shopping & more in one of Winnipeg's most beloved neighbourhoods.
- Spa-like bath w/jetted tub & heated flooring.
- Appliances included
- Double sized garage, fenced yard.
- Sundeck & fire-pit area, screened in sunroom.
- Seriously? What more can you ask for???



**Shawn Sommers**  
204.818.0707  
[www.ShawnSommers.com](http://www.ShawnSommers.com)



**Shawn Sommers Personal  
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

**292 Ash Street , Winnipeg R3N 0P7**  
 Nghbrhd: **River Heights North**  
 Linc #: **012R050090000**  
 Type: **RD**  
 Use: **Year-round**  
 Style: **TWO**  
 Yr Built/Age: **1919/Older**  
 New Const: **No**  
 RMA: **8**      BDA: **3**      TBD: **3**      Baths: **F1/H0**  
 Legal:  
 Add Lgl:

Area: **1C**  
 Schl Div: **W1**  
 Tax Amt: **\$4,465.94**  
 Tax Yr: **23**  
 Ed Tax: **\$2,144.58**  
 Imprv: **\$278.00**  
 Spc Lvy:  
 Payout:

MLS® #: **202408173**  
 Status: **Incomplete**  
 List Price: **\$499,900**  
 Sell Price:  
 Sell Date:  
 DOM:

**Remarks & Directions**

Remarks: **s/s 4/19. Offers 4/25. If you're like many in the 'PEG, you work hard for your money. A buck hardly buys a buck these days. After a days work, you want your own space, with little to do, but enjoy. A home located near the city centre, shopping, schools, transit, parks & all our city has to offer-in a neighbourhood w/a mature canopy of trees & history. A home, just the right size to accommodate all you need. One that offers dining & living rooms for daily "life" & those special gatherings. A charming kitchen w/granite tops & shiny appliances? How about a couple of special sun filled rooms to watch the sunrise & sunset? 3 good sized bedrooms, a spa-like bath w/jetted tub & heated flooring? A basement w/more possibilities? A gorgeous backyard w/carefully crafted sundecks, a screened 3 season gazebo, storage shed & plenty of fenced in yard space for your family & nice summer days? A double sized garage to keep your car & belongings safe? All updates like windows, doors, shingles & more? IT'S HERE @ 292 ASH!**

Dir/GPS:

**General Information**

Basement: **Full**      B Dev: **Unfinished**  
 FP Type/Fuel: **Brick Facing/See remarks**      # FP: **1**      Zoning: **R1**  
 Lot Dim:      Shape: **Normal**      Acres:      Hectares:  
 Frnt Exp: **SW**      Survey:      Fndtion: **Stone**  
 Exterior: **Vinyl, Wood Siding**      Cnstrct: **Wood Frame**  
 Roof: **Shingle**      Water: **Municipal/Community**  
 Flooring: **Tile, Wood**      Sewer: **Municipal/Community**  
 Heating: **Hot Water**      H Fuel: **Natural gas**  
 Gas: **Budget \$100.00/M**      Hydro: **Budget \$130.00/M**  
 Parking: **Double Detached, Garage door opener**  
 Remodel: **Exterior, Flooring, Kitchen, Other remarks, Roof Coverings, Windows**  
 Site Influ: **Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation**  
 Features: **Air conditioning wall unit, Ceiling Fan, Deck, No Smoking Home**  
 Gds Incl: **Dishwasher, Dryer, Garage door opener, Refrigerator, Storage Shed, Stove, Washer, Window Coverings**  
 Gds Excl:  
 Rnt Eqp: **None;**

**Approximate Room Dimensions**

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	11.05X21.2	Dining Room	M	12.2X11.25	Kitchen	M	10.8X9.5
Sunroom	M	7.75X11.1	Primary Bedroom	U	14.75X10.9	Bedroom	U	7.75X11.05
Bedroom	U	15.5X9.8	Sunroom	U	8.5X8.7	Four Piece Bath	U	
# Baths:		1PC	2PC	3PC	4PC	5PC	6PC	
		0	0	0	1	0	0	
# Ensuite:		1PC	2PC	3PC	4PC	5PC	6PC	
		0	0	0	0	0	0	

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.