

35 Parkland Crescent Winkler

\$549,500



This spacious family home is located steps away from Winkler Parkland School and offers basement suite rental potential!



SQUARE FEET: 1,444

Full Basement – Fully Finished

BEDROOMS: 3 + 1

BATHS: 3

YEAR BUILT: 2004

LOT SIZE: 83' x 130'

FOUNDATION: Concrete

GARAGE: Double Attached (26' x 26')

HEATING: Forced Air Gas, Floor Heat in the Basement,

PROPERTY TAXES: \$4,512.14 (2024)

EQUAL BILLING:

Hydro Approx. \$185/month

Gas Approx. \$55/month

POSSESSION: End of June

SCHOOL DIVISION:

Garden Valley



FEATURES & UPDATES

Main Floor – 1,444 sq ft

- Large entrance with in-floor heat
- Sunken living room
- Open concept kitchen and dining room
- Kitchen features island and corner pantry
- Primary bedroom with 3 pc ensuite
- 2 additional bedrooms
- 4 pc bath
- C/A, C/V, HRV

Basement – approx. 1,444 sq ft

- Fully finished basement
- Kitchenette
- 3 pc bath with European style shower
- 1 bedroom
- Kids playroom/office
- Large recreation room with Gas fireplace
- Extra storage space
- Furnace under stairs
- Utility/storage room

Yard – 83' x 130'

- Fully fenced
- 12 x 18' covered deck
- Electric screen curtains
- Side drive concrete RV parking
- Exposed aggregate concrete
- Large front driveway
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Garage – 30' x 22'

- Attached
- Insulated and heated
- Floor drains

Shed 12' x 18'

- Overhead door

Inclusions

Dishwasher, fridge, stove, washer, dryer, gazebo

Exclusions

primary bedroom curtains and kids' playhouse in backyard

