

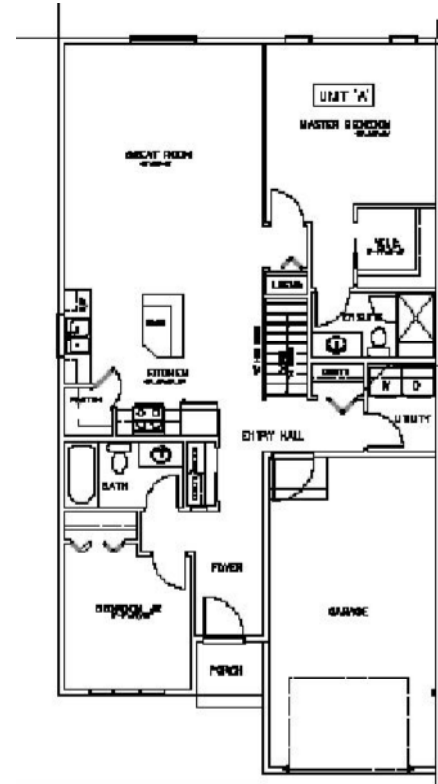


# 34 Ashley Drive Oakbank Lot 30 South Side



## 1194 SF Bungalow Side by Side

- \* 15'x18.5' Great room with Laminate floor
- \* 11.5'x11.0 Eat in kitchen with chocolate fondue maple shaker cabinets, walk in pantry, centre island and laminate floor
- \* 12.10'x12' Master bedroom w/walk in closet and 4 pc ensuite
- \* 9.7'x11' 2nd bedroom
- \* 4 pc main bath
- \* Spacious front entry
- \* 2 coat closets and linen closet
- \* Full lower level w/drywalled exterior walls and electrical outlets installed
- \* 12'x22' attached garage with remote openers
- \* 25 year Shingles
- \* Triple pane windows
- \* Exterior with siding and stone
- \* F/A GAs Furnace
- \* 100 amp service
- \* 60 gallon HWT
- \* Central Air Conditioning
- \* R50 Attic insulation
- \* R20 Exterior wall insulation
- \* Full ICF concrete party wall
- \* Concrete Driveway
- \* Flooring—\$4500.00 allowance
- \* 5 Year Home warranty
- \* Lot size: 45'x140'



**OFFERED AT**  
**\$239,900.**  
Incl Lot & Net GST

MLS #1004121/ Office #RN1014 / S/C 2.5%

**Shirley Fehr**  
**Re/Max Performance Realty**  
**246 Main Street, Steinbach, MB**  
**326-4322 / 355-8770 / 784-6617**  
**shirleyfehr@shaw.ca**  
**www.shirleyfehr.ca**



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