

Grand Beach Realty Inc.

**Welcomes you to this Lakefront Home at
47 Wabanong Blvd, Wanasing Beach**



Asking \$399,900

Room Sizes

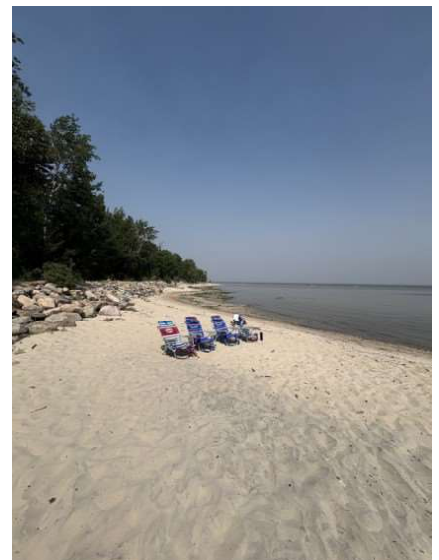
Kitchen	11' 6" x 19' 6"
Living Room	17' 6" x 13' 6"
Bedroom #1	11' 0" x 9' 6"
Bedroom #2	10' 0" x 8' 2"
Bedroom #3	10' 0" x 7' 0"
Laundryrm	in Bathroom
Bath	3 piece
Veranda	15' 0" x 12' 0"





GENERAL INFORMATION

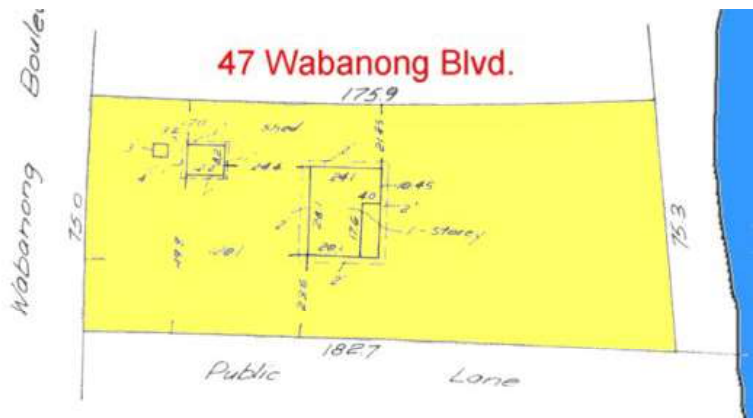
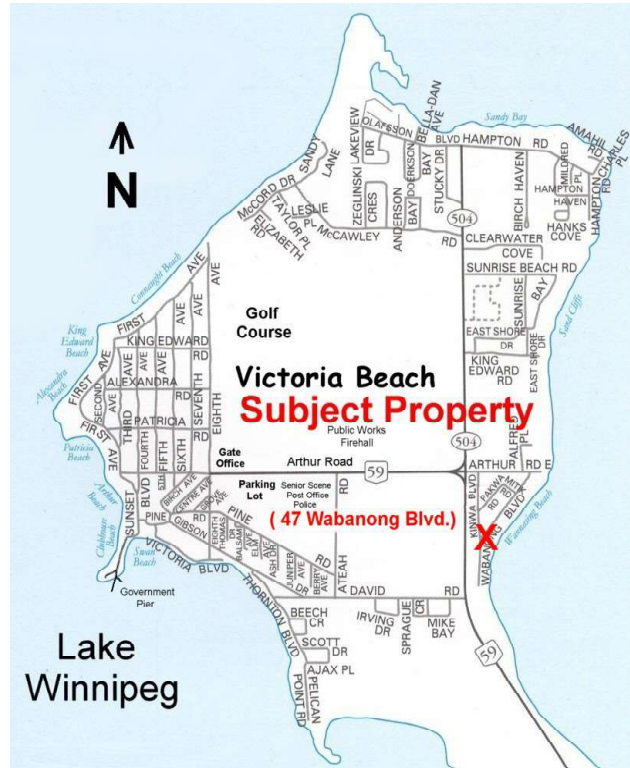
- Address: 47 Wabanong Blvd, Wanasing Beach, Victoria Beach
- Only 1 hour north of Winnipeg, just past Grand Beach
- Year round Home Size: approx. 912 sq. ft. plus veranda
- 3 bedrooms
- Lot: approx. 75' x 182'
- Beautiful Sandy Beach out front
- Front screened veranda (15' x 12') 180 sq ft.
- Double pane windows throughout
- Drilled well: approx. 128 feet deep (potable)
- Baseboard electric heating
- Central air conditioning
- Foundation is continuous concrete footing
- Roof resingled in 2024
- Grey water installed
- 2 -10 gallon hot water tanks (HWT doesn't work)
- 200 ampere electrical panel
- Laundry hookups in Bathroom
- Age: built in 1963
- Includes: stove, microwave, kitchen table & 4 chairs
a list of chattels will be available.
- Excludes: china cabinate and book cabinate
- Taxes (2025): approx. \$1,554.56 plus \$1,500.00
Homeowners tax credit. = Total approx, \$3,054.56
- Quick Possession is available



NOTE

All information displayed is believed to be accurate
but is not guaranteed and should be independently verified.
No warranties or representations are made of any kind

Direction & Street Map to 47 Wabanong Blvd, Wanasing Beach, Victoria Beach



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
“Over 35 years of Real Estate experience”

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