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204-981-1200



CrossProperty Client Full w/Photo

72 Wittenberg Road , Winnipeg R3Y 1L9
MLS®: **202616913** Status: **Incomplete**
Area: **1P** Nghbrhd: **Whyte Ridge**

List Date:
DOM:

List Price:
Sell Price:
Sell Date:

Property Type



Type: **RD** Liv Area: **175.87 M2/1,893 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **15.85 M/52 F**
Yr Built/Age: **1991/Older** Lot Dpth: **33.53 M/110 F**
New Const: **No** Lot Area: **530.66 M2/5,712 SF**

Gross Tax: **\$5,850.62** Tax Yr: **25**
Ed Tax: **\$2,500.82** Imprv: **\$.00**
Sp Lvy: Payout:

Linc #: **003R065181400**
Schl Div: **Pembina Trails (WPG 7)**
Legal: **Lot:8 Blk:1 Plan:24384**
Add Lgl: **LBP 8-1-24384 21/3 & 29 ST V**

RMA: **9** BDA: **4** TBD: **4** Baths: **F4/H0**

Remarks & Directions

Remarks: **Open House Sun July 26 2-4, Offers July 30 Beautifully maintained two storey, 4 bedroom, 4 bath home with finished basement, deck, patio, fenced yard, finished double attached garage, on a quiet residential street, close to schools, shopping and recreation. The front entry welcomes you with tall ceilings in the living and dining room. The main floor has a bedroom, 4-piece bathroom and laundry/mudroom. The eat-in kitchen overlooks the family room with gas fireplace and patio doors to the deck. The 2nd floor has a spacious primary bedroom with walk-in closet and 4-piece ensuite, as well as 2 additional bedrooms and 4-piece bathroom. The basement is finished with a rec room with kitchenette & gas fireplace, theater room with built-in cabinetry, 3-piece bathroom, two small & hobby room, and large utility room with shelving for organized storage. Upgrades: furnace & air conditioner (2026), shingles (2011), deck (2013), Marathon HWT (2010), windows (2009), basement finish (2006). This is a wonderful home for families as it is centrally located in this community on a quiet residential street just a few blocks away from both elementary and middle schools.**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished	
FP Type/Fuel: Corner, Free-standing/Gas	# FP: 2	Zoning: R1
Lot Dim: 52 x 110	Acres:	Hectares:
Frnt Exp: S	Fndtion: Concrete	
Exterior: Stucco	Cnstrct: Wood Frame	
Roof:	Water: Municipal/Community	
Flooring: Wall-to-wall carpet, Vinyl	Sewer: Municipal/Community	
Heating: Forced Air	H Fuel: Natural gas	
Gas:	Hydro:	
Parking: Double Attached; Enclsd: 2; Ttl: 4; Dim: 19 x 20		
Remodel: Roof Coverings, Windows		
Site Influ: Fenced, Landscaped deck, Landscaped patio, Paved Street		
Features: Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor full bathroom, Patio, Sump Pump		
Gds Incl: Alarm system, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	14.5X12.8	Dining Room	M	16X8.7	Kitchen	M	14.5X14.7
Family Room	M	18.6X14.2	Bedroom	M	9.8X9.7	Three Piece Bath	M	
Laundry Room	M	4.2X6	Primary Bedroom	U	13.3X12.9	4 Piece En Bath	U	
Four Piece Bath	U		Bedroom	U	11.9X9	Bedroom	U	10.8X9.2
Recreation Room	B	23X12.4	Media Room	B	19.5X13.7	Storage Room	B	18.7X14
Storage Room	B	6X10.8	Hobby Room	B	5.7X7	Three Piece Bath	B	

Baths: 1PC 2PC 3PC 4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4P 5PC 6

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