



***Welcome***

**302 Humboldt St, Jansen**

**Asking \$120,000.00**

**MLS# SK934656**

- \* **Legal Description:** Lot 1-3, Blk 11, PL BE5575
  - \* **Style:** Bungalow
  - \* **Size:** 724 sq ft
  - \* **Taxes:** \$1,375/2022
  - \* **Lot size:** 120 x 115
    - \* **Age:** 1938

**Bungalow and Guest House**

**Address: 302 Humboldt St, Jansen**

**Price: \$120,000.00**

## **MAIN FLOOR**

**Kitchen/Dining** 10.07 x 14.06

- \* Linoleum

**Living Room** 10 x 13.02

- \* Laminate

**Primary Bedroom** 14.04 x 8.05

- \* Laminate

**Mudroom** 9.06 x 9

- \* Linoleum

**Bath** 9.07 x 9.07

- \* 3 Piece

- \* Linoleum

## **Basement**

**Storage** 15 x 8

- \* Concrete

**Laundry** 7.08 x 9

- \* Linoleum

**Bedroom** 10.07 x 11.01

- \* Laminate

**Utility** 10.11 x 10.05

- \* Concrete

## **Garage**

- \* Single detached insulated garage 20 x 24
- \* Garage door opener
- \* Gravel driveway

## **Appliances**

- \* Fridge
- \* Stove
- \* Washer
- \* Dryer
- \* BI dishwasher

## **Yard**

- \* Corner lot
- \* Deck
- \* Patio
- \* Garden area
- \* Lawn front & back
- \* Trees & shrubs
- \* Shed

## **Features**

- \* Close to the Jansen BHP mine
- \* Includes a guest house or can be used as a games room
- \* New flooring, windows, siding and metal roof