

Austin & Austin

Realty Brokerage

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\$174,900

**33 Victoria St N,
Wabigoon**

49.83' x 119.59'

The perfect starter, downsizing or income property. One floor living, no stairs, 768 sq.ft., 2 bedroom, 1 bath Bungalow located on a corner lot in the unorganized area. Taxes are only \$330/yr and utilities average \$254/mth over the winter. Very affordable, quick possession and all appliances are included. Updated Kitchen and Bathroom. 200 amp panel, 2 driveways and steps away from the corner store in Wabigoon.

Listing Sales Representative: Brenda De Smit R-1517

Updated Kitchen



Eat-in Kitchen, Pass through to Living Room



Living Room with Pellet Stove



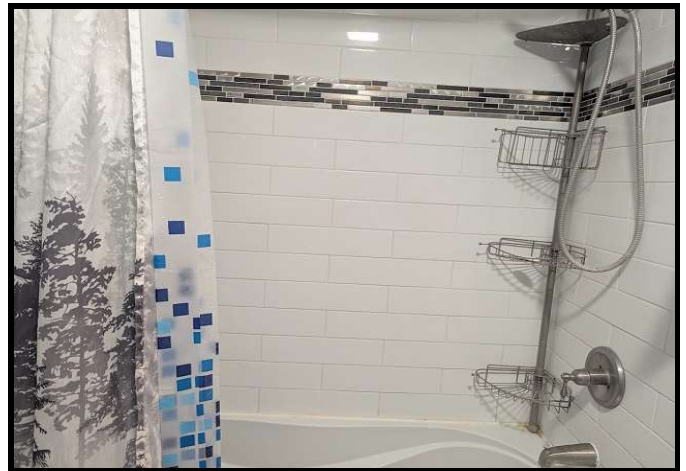
Large Primary Bedroom



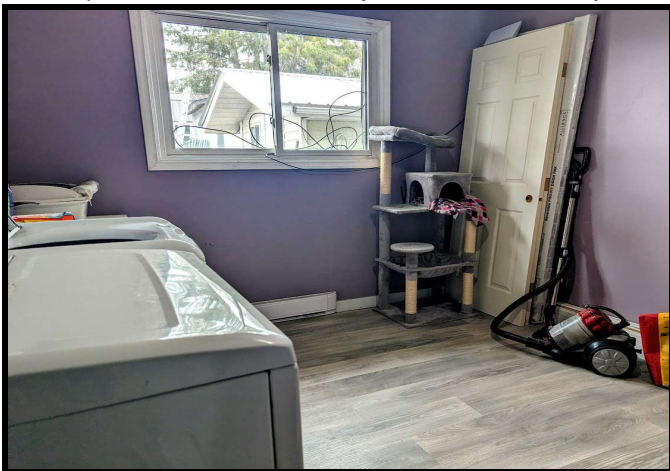
Updated 4pc Bath w/stackable laundry option



Tiled Shower



Spare Bedroom, currently houses the laundry



200 amp Panel



Side Deck



2 Storage Sheds



Driveway off of Victoria



Metal Roof



Backyard



List Price: \$174,900 **Address:** 33 Victoria St, North, Wabigoon
File Number: R-1517 **Zoning:** Unorganized
Legal: Pcl 29579 SEC DKF SRO; Lt 1-2 Blk 21 PL M36, District of Kenora Pin#420890544
Lot Size: 49.83' x 119.59' **Taxes:** \$331.48 (2025)
House Size: 768 sq.ft. +/- **MPAC Assessment:** \$57,000
Estimated Age: 1974 **Style:** Bungalow
Exterior Finish: Lap Siding **Roof Cover/Age:** Metal
Driveway: Natural **Window Style:** Vinyl
Foundation: _____ **Basement Size:** Crawl
Basement Finish: n/a
Heat/Cost: Elec. Baseboard & Pellet Stove (40 Bags) **Plumbing:** Mixed
H.W.T. Rental **Garage:** None
Panel: 200 amp panel **Consumption:** From Sept'25-Apr'26 \$2,033(\$254/mo)
Detached Units: 2 Sheds ***Blue Tiny Home is not included***
Septic System: Tank & Field
Water System: Dug Well

Rooms **Bedrooms**
Kitchen: 12'2 x 9'10 **1:** 11'7 x 10'10
Dining Room: Eat-in **2:** 9'7 x 9'8
Living Room: 16'10 x 10'9 **3:** _____
Other: _____ **4:** _____
Baths: 4pc with space for stackable washer/dryer **5:** _____
Inclusions: Fridge, Stove, Washer & Dryer

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

33 Victoria Street North, Wabigoon

R-1517

The perfect starter, downsizing or income property.

One floor living, no stairs, 768 sq.ft., 2 bedroom, 1 bath bungalow located on a corner lot in the unorganized area.

Taxes are only \$331/year and utilities average \$254/month over the winter!!

Updated modern Eat-in Kitchen provides great cabinet and counter space with a peek though into the living room. A generous sized living room with cozy pellet stove for those cool winter nights.

The floor plan allows for two spacious bedrooms, one currently contains the laundry but there is space for a stackable set in the bathroom if the new owner wishes to move them.

Updated 4pc bath, flooring and modern colors throughout makes this space move-in ready.

The lot has 2 driveways extra space to park your camper or boat, a fenced-in front yard, side deck and 2 sheds that will remain for storage.

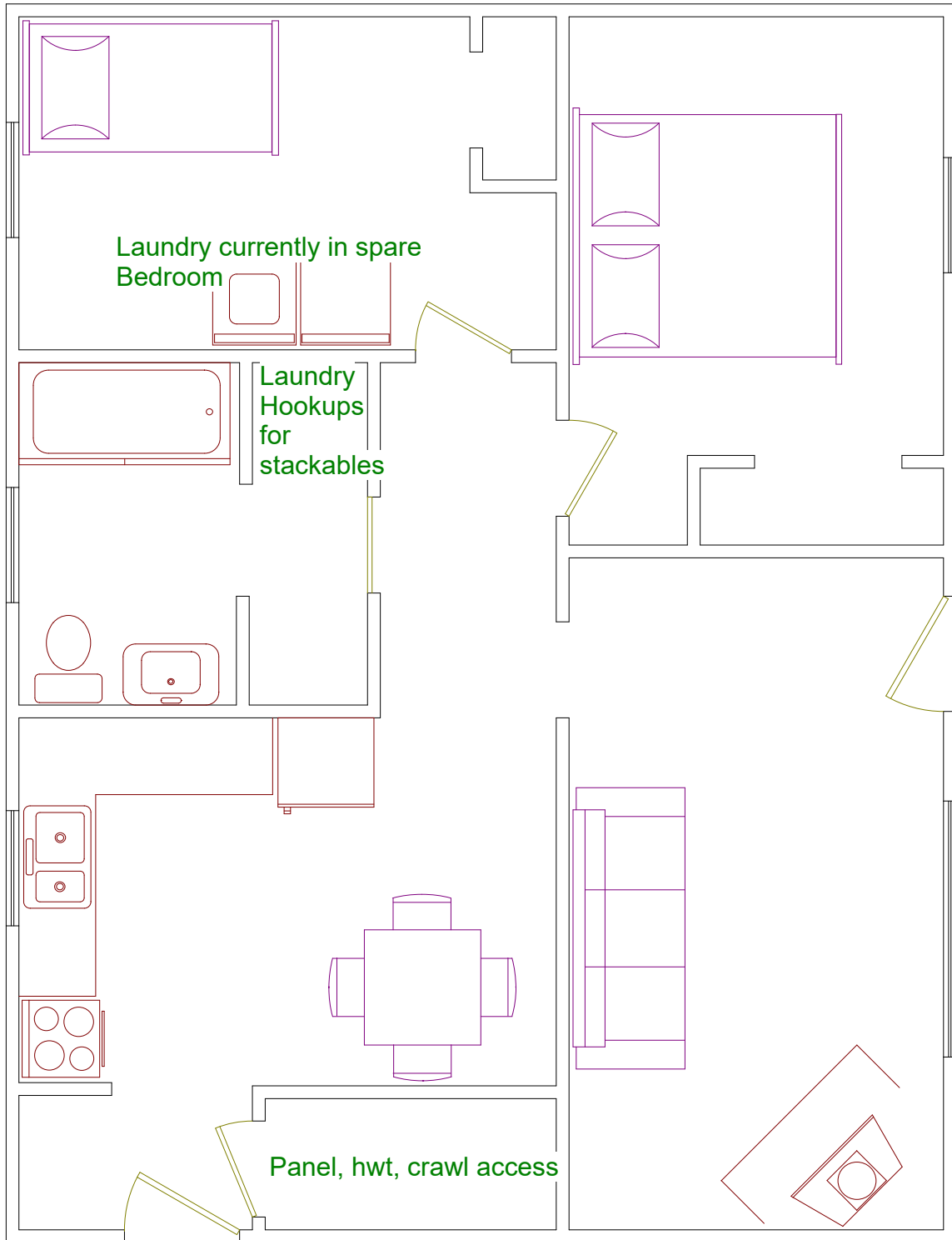
(Blue tiny home not owned by seller therefore; not negotiable but will be moved by closing)

Which will provide a spot for a garage if the new owner so desires.

All appliances are included to get you started and possibly some furnishings.

Very affordable & possession available for July 9th.

R-1517 33 Victoria St. N., Wabigoon



Measurements are not to scale, for display only.
Furniture & appliances are not included, for display only.

33 Victoria Street N

Notes:

Property Lines are not exact



Legend

- Building as Symbol
- Building to Scale
- Airport
- Report 1 Hospital Helipod
- Seaplane Base
- Ferry Route
- Trail
- Brake Trail
- Greenbelt Route
- Roadway Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major -> Minor)
- Water Road
- Road with Bridge
- Road with Tunnel
- Primary Artery or 400 Series Highway
- Secondary Highway
- Intersecting Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- One Way Street
- Road with Address Ranges
- Block Passage
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Fish
- Rapids
- Rapids / Falls
- Rocks
- Dam Hydro Wall
- Dam Hydro Wall
- Promont / State Boundary
- International Boundary
- Provincial Boundary
- Municipal Boundary
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



Projection: Web Mercator

0 0.1 km

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