



347 Burrows Avenue Winnipeg Manitoba

\$225,347

4A//Winnipeg/SS April 27, offers May 4 This charming 1.5-storey home (feels more like a two-storey) is full of character and warmth, featuring original hardwood floors (that talk to you) throughout and 5 beds, 1.5 baths. Perfect for growing families or those needing extra space. The main floor offers a bright south-facing living room, a cozy sun-drenched library, & a formal dining room with a fireplace that adds timeless appeal. 2 bedrooms & 4-piece bath complete the main level. Upstairs, you'll find three additional bedrooms and a convenient 2-piece ensuite. The lower level is unfinished, offering laundry, cold storage, and plenty of room for future development. Outside, the home continues to impress with a charming front cedar deck, a classic white picket fence, and a fully fenced backyard filled with established perennials. A single detached garage adds extra convenience. Lovingly cared for and meticulously maintained, this home truly reflects pride of ownership and offers a wonderful blend of character, space, and potential. Updates during ownership include electrical (knob & tube removed), windows upstairs, insulation, HWT, Shingles. Hydro & Gas on monthly budget \$180.00 (id:6769)

Kitchen 11 ft X 10 ft
 Dining room 16 ft X 10 ft, 5 in
 Library 8 ft, 9 in X 8 ft, 9 in
 Living room 12 ft, 5 in X 12 ft, 5 in
 Primary Bedroom 11 ft X 10 ft, 5 in

Bedroom 10 ft, 5 in X 7 ft, 5 in
 Bedroom 11 ft X 9 ft, 5 in
 Bedroom 10 ft, 5 in X 10 ft
 Bedroom 10 ft, 6 in X 10 ft

Listing Presented By:



Originally Listed by:
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