



46 Lemmen Drive Winnipeg Manitoba

\$509,460

3E//Winnipeg/SS sept 9, offers Sept 17 6pm Welcome to this spacious 1,280 sq. ft. 5bed, 2.5-bath home tucked away on a quiet bay in desirable Valley Gardens. The main floor offers a bright, open-concept living area with plenty of room for everyday family life and entertaining, along with three bedrooms, a full bath and a convenient 2-piece ensuite off the primary bedroom. Downstairs, you'll find even more living space with a comfortable rec room, two additional bedrooms, a 3-piece bath and a dedicated laundry room with extra storage. Step outside to a generously sized, pie-shaped backyard surrounded by mature trees, offering an abundance of space and privacy for relaxing, entertaining, gardening, play and outdoor enjoyment. A deck extends the living space outdoors, while the oversized 24' x 22' double garage provides excellent parking and additional storage. Ideally located close to schools, parks, the soccer complex, hospital and everyday shopping, with major amenities just minutes away. A great opportunity for anyone looking for space, privacy, a family-friendly location and room to grow. (id:6769)

Bedroom 15 ft ,5 in X 14 ft

Bedroom 14 ft ,5 in X 10 ft

Kitchen 15 ft X 9 ft

Dining room 11 ft X 9 ft

Living room 17 ft X 12 ft

Primary Bedroom 13 ft ,5 in X 11 ft ,5 in

Bedroom 9 ft ,5 in X 8 ft ,5 in

Bedroom 13 ft X 8 ft ,5 in

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

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