



561 Walker Avenue Winnipeg Manitoba

\$349,000

1Aw//Winnipeg/S/S June 3. OTP June 10. Open House Sunday, June 7 1-3PM. Fall in love with this upgraded, character-rich 3 bed, 2 bath gem in coveted South Osborne. Lovingly maintained, this home offers the perfect blend of classic charm and modern comfort. Steeped in natural light, the bright main floor features a gorgeous bay window and open-concept layout,. The galley kitchen maximizes storage and counter space and showcases Italian stone back splash and luxury vinyl flooring. Upstairs holds three generous bedrooms and a 4-pc bath. The partially finished basement features another 3-pc bath, ready for a home gym, jam space, or rec room. The front and back yards are designed for low-maintenance living, giving you more time to relax on the patio. Mechanical features include a HE furnace, central air, electric hot water tank (2019), 25 year shingles and cellulose attic insulation R-50. Steps from local coffee shops, bakeries, transit, and unique eateries, everything you need is right outside your door. Surrounded by a tight-knit group of neighbours who make this street truly feel like home, you'll soon see that this isn't just a house; it's a lifestyle. Don't miss out on this community-centric Lord Roberts treasure! (id:6769)

Laundry room 9 ft X 9 ft
Other 9 ft X 7 ft
Living room 10 ft X 10 ft
Kitchen 12 ft X 9 ft, 1 in
Dining room 10 ft X 8 ft, 1 in

Foyer 8 ft X 6 ft
Primary Bedroom 15 ft X 9 ft
Bedroom 9 ft, 1 in X 8 ft
Bedroom 9 ft, 1 in X 7 ft

Listing Presented By:



Originally Listed by:
Lifestyles Real Estate Ltd.



Royal

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