



## 23 Settrington Bay Winnipeg

\$459,900

S/S OCTOBER 18 OFFERS AS RECEIVED. Shown with pride!! Meticulously maintained throughout, this 3 plus bedroom 3 bathroom bungalow has it all!!! Bright and spacious great room plan with formal dining room, hardwood floors, vaulted ceilings, maple island kitchen with stainless steel appliances. Tasteful decor throughout, rec-room with 2 extra bedrooms, bath and laundry room. Well landscaped and newly fenced yard with deck and patio. Newer doors, hi-eff furnace 2012, shingles 2017, PVC windows, HRV, c/air and more!! This one shines, act fast!!

Great Room 15'03 x 12'50

Dining Room 12'75 x 10'33

Eat-In Kitchen 26'75 x 13'75

Master Bedroom 15'75 x 12'50

Bedroom 10'17 x 10

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Recreation Room 21 x 21

Bedroom 11'33 x 10'33

Bedroom 10'33 x 10'08

Four Piece Bath

Three Piece Bath

Three Piece Ensuite Bath



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