



42 Alburg Drive Winnipeg

\$319,900

S/S DECEMBER 5 OFFERS AS RECEIVED. Act fast!! This long time owner 3 plus bedroom 2 bathroom home in the heart of River Park South is sure to move you! Bright and spacious living room with hardwood floors, vaulted ceiling and open fireplace. Kitchen with dining area and upper level loft/den area. Fully finished rec-room with high ceilings, fenced yard with deck, attached single garage with front and rear tandem doors for front and rear drive access. Newer shingles, hi-eff furnace, c/air and more!!

Living Room 16'58 x 13'58

Dining Room 10'33 x 9'17

Eat-In Kitchen 14'50 x 9

Master Bedroom 14'50 x 13'42

Bedroom 13'42 x 12'67

Bedroom 11'33 x 11'33

Loft 11 x 10

Laundry Room 10'75 x 5'83

Recreation Room 15'33 x 10'58

Recreation Room 15'42 x 11

Four Piece Bath

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