



## 314 Melrose Avenue Winnipeg

\$289,900

ABSOLUTELY STUNNING Brand New 3 Bedroom Bi-Level home with front & side door entrances! This floor plan is great & can't be beat! Fantastic EAST TRANSCONA location. Built on an ICF-foundation with the best building materials to date, this home features a stunning open-concept plan: large living room, dining area, L-Shaped kitchen w/ample counter-space & storage pantry, 4-piece bath, & \*3 LARGE BEDROOMS ON THE MAIN FLOOR\*. The high Vaulted ceilings & large PVC windows makes the space feel bright and spacious. Modern & durable laminate flooring thru-out the main floor, high quality vinyl in bathroom & entrances, and carpet on the stairs. High-efficiency furnace, HRV, sump-pump, 200 AMP service & water-proofing membrane on exterior foundation walls, & drywalled perimeter walls + electrical in the basement all included in the price! You will also get a 1 year "Builder's Warranty" & the 5 year "National Home Warranty". Price includes the lot & GST. Taxes haven't been assessed yet.

Kitchen 11'70 x 8

Dining Room 8 x 7'50

Master Bedroom 10 x 10'90

Bedroom 10'20 x 9

Bedroom 10 x 8'70

Four Piece Bath

Living Room 15'40 x 11'20



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