



## 459 Cathedral Avenue Winnipeg

\$140,000

Offers as received. Why rent when you can own this cute and cozy 3 bedroom 900 sqft bungalow with plenty of upgrades. Large living/dining room with hardwood floors throughout (2014). Spacious eat in kitchen with pantry and all appliances included, 3 ample bedrooms with newer carpets and 4 piece bathroom. Big backyard with plenty of room for you kids or dogs, vegetable garden, carport and large storage shed. Long time owner of 23 years states never had any water in the basement. Additional upgrades are Central Air and HWT. Call today to book your private showing!

Living Room 13 x 13'50

Dining Room 13 x 8'50

Eat-In Kitchen 9'50 x 13

Master Bedroom 10 x 9'40

Bedroom 9'20 x 9'20

Bedroom 6'80 x 9'10

Four Piece Bath 7'80 x 6'30



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