



## 20 Orchard Hill Drive Winnipeg Manitoba

\$554,900

2J//Winnipeg/Showings Start Wed July 1st, 12:00 noon - Offers presented Tue July 7 @ 6pm. A true gem, this 1566 sq ft home boasts 2 bedrooms, a den, 3 baths & has been lovingly cared for and maintained by its original owner, it shows the minute you walk in the door. The gleaming kitchen provides lots of storage, stainless steel appliances, stone countertops, dbl sink and it's own eating area w/window overlooking the deck. Outside the window is a 17' x 10' composite deck that you'll enjoy for years, sitting with friends or BBQing with your family. The open concept living room has a gas fireplace, large windows, vaulted ceiling, hardwood floors & is open to the dining room, making entertaining a breeze. Primary bedroom is complete w/walk-in closet & 3pc en-suite. Main floor laundry is an added bonus. The basement is fully finished w/kitchen, craft or dining area, rec room, office or work out area, 3 pce bath, furnace room & more storage. The attached dbl garage measures approx 20 x 20. Sump pump replaced 2025. Furnace, HWT & A/C in 2022. Roof 2017. Close to all amenities and the Bois-des-esprits walking trail. Pet friendly (ask). Don't wait, call your agent to see this beautiful condo today. (id:6769)

Recreation room 15 ft ,3 in X 12 ft ,5 in

Hobby room 18 ft ,6 in X 10 ft ,2 in

Second Kitchen 10 ft X 9 ft

Living room 15 ft ,11 in X 12 ft ,2 in

Dining room 10 ft ,5 in X 8 ft

Eat in kitchen 22 ft X 9 ft

Primary Bedroom 14 ft ,3 in X 13 ft ,6 in

Bedroom 10 ft ,6 in X 8 ft ,6 in

Den 12 ft X 12 ft

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

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