



## 539 Yale Avenue Winnipeg Manitoba

\$369,900

3M//Winnipeg/SS June 4th Offers June 10th (noon) This home is located on a quiet street in East Transcona, near to the East End Community Centre, the summer water slide park and various kid friendly green spaces if your kinds like to swing or kick around a soccer ball. It is just a short walk to Wayoata Elementary School and a quick walk to Arthur Day/Margaret Underhill with Murdock MacKay High School equally close. In addition to main living area, the home has three bedrooms and a full bathroom on the main. The finished lower level rec room has a dry bar, there is a computer room and an extra large laundry/storage area. The fenced back yard hosts a large patio and a detached single garage with an additional parking pad. This is a generational home, one of the first built on the street, and has been well maintained over the years. Upgrades include main electrical panel, furnace and central air (2019), HWT (2021), shingles (2022). (id:6769)

Computer Room 6 ft,1 in X 11 ft

Utility room 11 ft,1 in X 13 ft,1 in

Recreation room 11 ft X 33 ft

3pc Bathroom 5 ft X 6 ft

Bedroom 8 ft X 10 ft

Bedroom 8 ft X 10 ft

Living room 14 ft X 15 ft

4pc Bathroom 5 ft X 10 ft

Primary Bedroom 10 ft X 11 ft,9 in

Kitchen 10 ft X 10 ft,1 in

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

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