



## 20 Orchard Hill Drive Winnipeg Manitoba

\$534,900

2J//Winnipeg/Showings Apr 28/O.H. May3, 1-3pm/Offers May 5. Truly a gem, this 1440 sq ft home shows Pride of Ownership in the highly sought after area of Royalwood. Meticulously cared for & maintained, it features 2 beds & 3 baths. The Kitchen has been beautifully updated with a Miele DW, induction stove top, wall oven, built in microwave, cork flooring & counter by Caesarstone. The East facing breakfast nook has lots of natural morning light to start your day. The deck w/privacy lattice is right outside your kitchen w/a gas hookup for your BBQ. Open concept living room w/gas fireplace, large windows, vaulted ceiling & hardwood floors is open to the dining room, great for entertaining! Primary bedroom complete w/walk in closet & 4 pc ensuite. Main floor laundry for your added convenience. The basement design was well thought out, fully fin w/rec room, office/work area, kitchen w/dbl sink, storage rm, work rm, Multi-purpose rm, furnace rm w/laundry sink, 3pc bathrm & also room for hobbies/sewing. The attached dbl garage measures approx 20x20. Close to all amenities and the added bonus of the Bois-des-espriits walking trail. Pet friendly (ask). Don't wait, call your agent to see this beautiful condo today! (id:6769)

Recreation room 21 ft,3 in X 14 ft ,2 in

Other 15 ft X 11 ft ,6 in

Den 12 ft ,6 in X 11 ft ,6 in

Living room 15 ft ,9 in X 12 ft

Dining room 15 ft ,9 in X 6 ft ,11 in

Kitchen 9 ft ,6 in X 8 ft

Eat in kitchen 9 ft ,6 in X 8 ft

Primary Bedroom 14 ft ,3 in X 13 ft ,5 in

Bedroom 12 ft X 11 ft ,9 in

Laundry room 7 ft X 7 ft

Listing Presented By:



Originally Listed by:  
Lifestyles Real Estate Ltd.

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