



1017 Clarence Avenue Winnipeg

\$354,900

SS now. Offers as received. Open House Sunday, June 16th 1-2:30 pm. ABSOLUTELY STUNNING! Brand new 4 BR Bi-Level in W Fort Garry is within minutes of the U of M. This 998 SF Bi-Level w/finished lower level has an incredible floor plan & is situated on a large 30 ft lot. This home features a beautiful open-concept. Large LR, DR, & Island kit w/ample counter space, double sink, Quartz counters & 4 Stainless Steel appliances. The main flr also features 1-4 pc bath w/quartz counter & 2 lrg BR w/WICC. The lower level features 2 spacious BR, 1-3-piece bath w/quartz counters, huge rec-rm ideal for watching on your big screen tv & a huge storage area. Modern and durable laminate flooring thru-out the main flr/lower level & high quality vinyl plank in the bthm & entrance. HEF furnace, HRV, sump-pump & aluminum tri-pane wndw thru-out. Also included is a 1 year "Builders Warranty & a 5 year "National Home Warranty". Price includes the lot & GST. GST rebate to be assigned back to the builder.

Living Room 13'33 x 12'58

Dining Room 11'08 x 10'75

Kitchen 14'25 x 8'83

Master Bedroom 12'33 x 10'67

Bedroom 12'08 x 11'92

Recreation Room 19 x 14'17

Bedroom 12'58 x 10'58

Bedroom 11'25 x 10'83

Four Piece Bath

Three Piece Bath



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