



## 14 Orchard Lane Winnipeg

\$349,900

S/S APRIL 6 OFFERS APRIL 12. Shown With Pride! This meticulously maintained 3 bedroom, 3 bathroom bungalow located in the heart of Southdale is sure to impress! Bright and spacious L-shaped living room and dining room with laminate floors, large eat-in kitchen that overlooks patio and backyard. Primary bedroom with 2 pc en-suite bath. Rec-room with wet bar, office, workshop and additional 3 pc bath. West backyard with 22 x 22 detached double garage insulated and boarded with garage door opener. Large parking pad as well. C/air, c/vac, shed, 5 appliances included. Newer shingles, hot water tank, some PVC windows. Close to Shamrock School, one fine home!

Living Room 20 x 11'25

Dining Room 9'67 x 8'58

Eat-In Kitchen 16 x 11

Primary Bedroom 14'33 x 10'75

Bedroom 11'75 x 8'50

Bedroom 11 x 9'17

Recreation Room 29 x 12

Other 9 x 8'25

Workshop 15'33 x 8

Four Piece Bath

Three Piece Bath

Two Piece Ensuite Bath

Listing Presented By:



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