



309 Victoria Crescent Winnipeg

\$575,000

Looking for location? Rarely available on Victoria Crescent, this original owner custom built 4 bedrooms 3 bathroom home is sure to peak your interest! Sitting on a magnificent 75 x 270 well treed west setting lot, you enter the L-shaped living room and dining room with wood fireplace, patio doors to 3 season sun-room. Large eat-in kitchen with bay window, family room addition (1986 approx) with beam ceilings. Fully finished lower level with rec-room, bar, additional fireplace and laundry room. Attached double garage, interlocking brick drive, patio, newer hi-eff furnace, PVC windows, c/air, c/vac, 5 appliances included and more!! 10 minutes to downtown, 10 minutes to the University of Manitoba, make the discovery!!

Living Room 18'33 x 12'58

Dining Room 13 x 11

Eat-In Kitchen 19'58 x 11

Family Room 21 x 17'42

Master Bedroom 15'08 x 11'75

Bedroom 14'42 x 11'17

Bedroom 12'08 x 9'08

Bedroom 10'83 x 10'08

Recreation Room 26'59 x 13'25

Recreation Room 15'80 x 11'92

Laundry Room 12'75 x 6'80

Two Piece Bath

Four Piece Bath

Three Piece Ensuite Bath

Listing Presented By:



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