



31 O'brien Crescent Winnipeg

\$304,900

A Special Place! This longtime owner 3 plus bedroom 3 bathroom home is sure to peak your interest! Bright and spacious L-shaped living room and dining room with open fireplace and large eat-in kitchen. Older style rec-room with extra office/bedroom, work room, laundry room. Fenced yard, attached garage with opener, hi-eff gas furnace, hot water tank 2018, PVC windows throughout. 7 appliances included and more! Easy to enjoy!

Living Room 22'75 x 13
Dining Room 13 x 10'42
Eat-In Kitchen 16'25 x 10'17
Master Bedroom 15'33 x 10'58
Bedroom 11'58 x 8'25
Bedroom 12'25 x 10'58
Recreation Room 22'83 x 9'50

Recreation Room 12 x 10'33
Laundry Room 12 x 10'25
Office 15'25 x 10'42
Workshop 11'50 x 9'12
Four Piece Bath
Three Piece Bath
Two Piece Ensuite Bath

Listing Presented By:



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