



## 39 Knotsberry Bay Winnipeg

\$299,900

S/S MARCH 17 OFFERS MARCH 23 AT 1:00 PM. The Right Choice! This well located original owner 3 bedroom, 2 bathroom two story home with gorgeous 3 season sun-room is sure to move you! Cozy living room and dining room, patio doors to sun-room with vaulted ceilings, kitchen with oak cabinets. Full insulated basement ready to develop. Fenced yard, shed, huge paved parking pad at rear. c/air 3 years approx, shingles 10 years approx, PVC windows 5-6 years approx. 5 appliances included, close to all conveniences. Opportunity Knocks!

Living Room 13'08 x 11'50  
Dining Room 10'17 x 10'17  
Eat-In Kitchen 11'50 x 10'25  
Master Bedroom 13'08 x 11'42  
Bedroom 12'67 x 11'25

Bedroom 10'33 x 9'33  
Sunroom 16'42 x 11'75  
Four Piece Bath  
Two Piece Bath

Listing Presented By:



Originally Listed by:  
RE/MAX performance realty  
kmoist@remax.net  
<http://www.kevinmoist.com>



**RE/MAX Performance Realty**

942 St. Mary's Rd , Winnipeg, MB,

Phone: 204-792-7000  
[kevin@kevinmoist.com](mailto:kevin@kevinmoist.com)