



838 Cloutier Drive Winnipeg

\$479,900

Make the discovery? 1/2 .This custom built, original owner home is sure to impress! Quality construction throughout, all nestled on a well treed south facing riverfront lot on Cloutier Drive! Bright and spacious living room with gleaming hardwood floors, open fire place, patio doors to upper level deck with scenic river views. Eat-in kitchen with adjacent walk-in pantry. Main floor den area off living room, 4 bedrooms and 2.5 bathrooms. Massive rec-room with parquet hardwood floors, projection screen and surround sound system included. Extra remodelled bath, finished laundry room and walkout door from basement level to well treed river front yard. Home is on a high lot, vendor states double dry-walled throughout. Attached over-sized double garage, shed, triple pane PVC windows, shingles 2019, furnace 2014, c/vac, 6 appliances included. Easy access to paved Trans Canada Trail for walking and cycling, easy access to University of Manitoba and more! A Rare Find!

Living Room 18 x 14'17
Eat-In Kitchen 18'50 x 9'67
Den 9 x 9
Master Bedroom 14'08 x 13'50
Bedroom 12'33 x 9'83
Bedroom 11'58 x 9'75
Bedroom 12 x 9'42

Other 11 x 5'08
Recreation Room 32'67 x 15'25
Laundry Room 11'25 x 8'42
Recreation Room 32'67 x 16'75
Four Piece Bath
Three Piece Bath
Two Piece Ensuite Bath

Listing Presented By:



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