



Keystone

## 348 Oakland Avenue Winnipeg

\$259,900

(Offers Sept 8 7pm) This outstanding home is the real deal! Drive up to terrific, modern curb appeal, and admire the great North Kildonan location! As you walk inside you'll be impressed by dazzling Hardwoods, natural light streaming through new windows (2012), and an excellent 1020 sq. ft. floor plan! Extensive, thorough remodels include the a stunning 4pce bathroom with soaker tub & gorgeous finished basement (2014) with a downstairs office to compliment the 3 spacious bedrooms on the main level! You're invited to admire the new garage (heated & insulated) and landscaped fully fenced yard, and additional upgrades include hi-eff furnace, new roof shingles, and eavestroughes, closet organizers and much more! What a Gem, boasting a great location, close to parks, schools and shopping amenities!

Living Room 16'50 x 12

Eat-In Kitchen 13 x 12'67

Master Bedroom 12'50 x 10'50

Bedroom 11 x 9'50

Bedroom 11 x 9

Recreation Room 26 x 12

Other 13'50 x 9'67

Office 10 x 8'67

Four Piece Bath

Laundry Room 12 x 11

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)