



## 1013 Warsaw Avenue Winnipeg

\$429,900

SS Wed Feb 4. Offers Tues Feb 10. This beautifully updated Crescentwood home offers the style, comfort, & quality finishes today's buyers are searching for. Thoughtfully renovated throughout, upgrades include electrical & plumbing, shingles, kitchen, bathrooms, PVC windows, fencing, & more--allowing you to move in with confidence. The exterior has been freshly repainted, providing excellent curb appeal. Offering 1,302 sqft, the home features bright, airy spaces filled with natural light year-round. The open-concept main floor showcases refinished hardwood floors, complemented by ceramic tile in the foyer, kitchen, & bathrooms. The efficiently designed maple kitchen provides ample cabinetry & generous counter space with great flow for entertaining. A spacious primary bedroom is conveniently located on the main floor, & two additional generously sized bedrooms are upstairs. The finished basement adds extra living space with a cozy rec room, laundry area, & storage. Outside, enjoy your dream backyard complete with patio & pergola--ideal for summer relaxation. A new (2021) spacious double garage completes this exceptional property in one of Winnipeg's most desirable neighbourhoods. Call today!

Living/Dining room 11'58 x 23'25

Kitchen 8 x 11'83

Primary Bedroom 10'58 x 20'67

Bedroom 9'75 x 16'42

Bedroom 9'75 x 10'58

Recreation Room 14'75 x 19'25

Four Piece Bath

Three Piece Bath

Listing Presented By:



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