



# 104 Matheson Avenue Winnipeg

\$379,800

OH Sat Nov 23rd 1-2:30pm. Offers as received. Character meets modern charm in this remodelled 1404sqft 5bdrm 2bthrm home w/24x24 detached garage w/loft. Step inside to hrdwd flring throughout the main living,9' ceilings,crown moulding in the living rm w/bonus office space & large wndws letting in an abundance of natural light. Formal dining is open to the remodelled kitchen('17) offering plenty of counter & cabinet space,tile backsplash,coffee bar & SS appliances incl.4 pc main bthrm w/original honeycomb tile flring,tile tub surround,2 spacious bdrms & back door leading to 3 season sunroom w/8 person hot tub & seating area.Upstairs consists of primary bdrm w/his & her WIC,4th bdrm & huge 4 pc bthrm w/jetted soaker tub,free standing shower & large vanity(plumbed for 2nd sink).Finished bsmt w/large rec rm,5th bdrm(wndw does not meet egress) & plenty of storage.Addit'l upgrades:PVC windows throughout(w/original woodwork left on the inside),ductless AC on 2 levels('21),HWT('17) sump pump,shingles('19) Garage('14)

Living Room 17 x 19'60

Dining Room 11 x 13'20

Kitchen 12'10 x 8

Bedroom 10 x 12

Bedroom 7'70 x 11'40

Four Piece Bath 6'80 x 5'30

Sunroom 20 x 12

Primary Bedroom 11'70 x 11'10

Bedroom 8'10 x 8'40

Four Piece Bath 9'30 x 11'80

Recreation Room 19'80 x 12'10

Bedroom 7'90 x 13'90

Laundry Room 9'70 x 17'40

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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