



1046 College Avenue Winnipeg

\$219,900

S/S now, OTP July 17. Why rent when you can own? This affordable 3-bedroom, 1-bathroom home is cheaper than rent and the perfect starter in a fantastic neighbourhood! Ideal for first-time buyers or downsizers, it features a functional layout and a cozy gas fireplace in the living room for added comfort and charm. Major mechanical upgrades were done in 2022, including the hot water tank, furnace, and central air conditioner--giving you peace of mind and energy efficiency for years to come. Situated on a spacious lot in a friendly, established community, there's plenty of room to enjoy outdoor living. Priced to sell and move-in ready, this home offers unbeatable value in today's market. Don't miss this opportunity to get into a great location at a fantastic price. Quick possession available--book your showing today before it's gone!

Kitchen 16'83 x 7'42

Living Room 14'67 x 11'25

Primary Bedroom 11'25 x 10

Four Piece Bath

Utility Room 9'50 x 9'33

Bedroom 13'33 x 9'33

Bedroom 13'33 x 10'67

Listing Presented By:



Originally Listed by:
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