



106 Linden Park Bay Winnipeg

\$529,900

OH Sat & Sun 1-3pm - OTP 7/16 / Welcome to 106 Linden Park Bay! Plant your roots in this rock-solid bungalow that has been exceptionally well maintained & is truly move-in ready. At just under 1400sf, this home is an excellent opportunity for young & growing families, upsizers, downsizers, & everyone in between. As you arrive you'll appreciate how high the homes sits, keeping it well protected from water concerns. The pristine front & backyard showcase true pride of ownership, with newer composite deck and fence creating the perfect space to relax or entertain. The main floor offers 3 generously sized bedrooms, incl. a spacious primary suite w/ a 4pc ensuite, plus an additional 4pc bathroom. The bright kitchen features plenty of cabinet & countertop space, along w/ room for dining. The fully finished basement includes 2 additional bedrooms (windows do not meet egress code), a third bath, kitchenette, bright laundry room, utility room, & cold storage. Notable upgrades include: A/C (2023), fence (2023), furnace (2022), composite deck (2022), and hot water tank (2019). Ideally located near Meadows West School, Garden Drive Park & shopping, this meticulously maintained home is ready for its next owners.

Dining Room 14'50 x 9'25
 Living Room 15'17 x 13
 Eat-In Kitchen 15'42 x 16'42
 Four Piece Bath 11'75 x 5
 Bedroom 8'58 x 9'42
 Bedroom 8'58 x 9'50
 Primary Bedroom 13 x 13'92
 Four Piece Ensuite Bath 5 x 9'83

Recreation Room 27 x 15
 Second Kitchen 9'50 x 11'17
 Three Piece Bath 11 x 6'83
 Bedroom 12 x 15
 Bedroom 8 x 7'50
 Laundry Room 7'25 x 7'50
 Utility Room 11 x 10
 Cold Room 5 x 5

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate
 nicolasanania@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
 Winnipeg, MB, R2G 1P4

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