



225 Dawnville Drive 11 Winnipeg

\$349,900

Offers September 1st. Meticulously maintained 2 bedroom 2 bathroom bungalow style condo with plenty of upgrades, full basement and single attached garage. Step inside to luxury vinyl plank flooring throughout the main living area('21) with soaring 12ft ceilings and patio door leading to your 6x10 patio and private backyard. Remodelled eat in kitchen offers refinished cabinets('25) quartz counters('21) pantry, south facing bay window, dining area and all appliances included. Huge primary bdrm with walk in closet, and access to the 4 pc main bathroom with 1pc acrylic tub surround, linen storage, and large vanity. A spacious 2nd bedroom, convenient main floor laundry and access to your 12x20 insulated att garage finish off the main floor. Partially finished basement with office, 3 pc bthrm, and plenty of room to add a rec room or third bedroom. Additional features & upgrades: Hi eff furnace and AC('19) hwt('19) Shingles('20) PVC windows throughout, aluminium soffit and fascia, vinyl siding('25) Walking distance to shopping, public transportation and walking paths. Great opportunity for those looking to downsize.

Living Room 15 x 17'20

Eat-In Kitchen 10'80 x 17'40

Laundry Room 6'90 x 6'40

Bedroom 10 x 12

Primary Bedroom 20 x 12'20

Four Piece Bath 4'90 x 10'20

Three Piece Bath 7'70 x 4'90

Office 11'10 x 10'50

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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