



11 Nichol Avenue Winnipeg

\$424,900

SS Tues Apr 14. Offers Mon Apr 20. Welcome to this long-time owned and lovingly maintained home in the heart of Norberry. Step inside a spacious front entrance filled with natural light, beautiful hardwood floors, & a warm, inviting feel throughout. The bright living room features large windows & flows seamlessly into the dining area, creating an ideal space for everyday living and entertaining. The expansive galley-style kitchen offers ample cabinetry, generous counter space, & excellent functionality. A versatile main floor flex room with patio doors and its own separate entrance adds incredible potential—perfect as a granny suite, studio, home office, or pool room—complete with a full 4-piece bathroom. Upstairs, the impressive primary suite occupies the entire left side of the home & features a walk-through closet leading to a spa-inspired ensuite. Three additional spacious bedrooms & another full bathroom complete the upper level. Outside, enjoy your own private backyard oasis with all-day sun, a beautiful deck for morning coffee or evening relaxation, a fully fenced yard, & a single detached garage. A rare opportunity to own a truly special home in a fantastic family-friendly neighbourhood!

- Dining Room 12 x 9
- Living Room 14 x 9
- Kitchen 20 x 8
- Primary Bedroom 17'83 x 11'42
- Bedroom 12'33 x 10'58
- Bedroom 7'92 x 9'67

- Bedroom 9'08 x 11
- Bedroom 10'25 x 11'33
- Four Piece Ensuite Bath
- Three Piece Ensuite Bath
- Four Piece Bath

Listing Presented By:



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