



# 11 Norilyn Bay Winnipeg

\$419,900

Offers reviewed Tuesday July 22. OPEN HOUSE SUN JULY 20: 2-4. Fantastic 1300 SF Valley Gardens bungalow! After 30 years this owner says it's time to sell! Beautiful curb appeal so lets go in and check it out. Step inside to a refreshed look with new paint, trendy light fixtures & stylish new luxury plank flooring flowing seamlessly through the main living area. The combination of a large square footage plus wide open floor plan paired with many huge windows gives this space a bright and airy feel. You have space to sit in the dining area or, use the the island. Head down the hall to the newly renovated bathroom sure to please! The primary bedroom is boasts a big closet space plus an ensuite! The 2 additional bedrooms complete the main floor. Massive basement, awaiting your personal touch! Currently the rec-room is divided in 2 sections. There are 2 additional rooms used as bedrooms but not egress. The laundry room offers so much storage. Head out back to a lovely private yard w/gas connection for BBQ! Don't forget the double garage! Other updates: Fridge 2024, Insulation 2022, Hi-E Furn 2019, Cement driveway/sidewalk 2018, Shingles, eves w/gutter guards, soffits & fascia 2015, windows/doors 2011

Living Room 18'42 x 13'50  
Dining Room 10'42 x 8  
Eat-In Kitchen 9'42 x 8'42  
Primary Bedroom 14'42 x 10'50  
Two Piece Ensuite Bath  
Bedroom 11'50 x 9  
Bedroom 11'50 x 10'50

Four Piece Bath  
Recreation Room 21 x 16  
Recreation Room 12'42 x 8'50  
Bedroom 13'50 x 12'42  
Bedroom 15 x 9'42  
Two Piece Bath  
Utility Room 15 x 11'42

Listing Presented By:



Originally Listed by:  
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