



111 Donan Street Winnipeg

\$449,900

BEAUTIFUL RIVERBEND 2 STOREY! This CUSTOM BUILT 1508 sf, 3 bedroom, 2.5 bath FAMILY HOME is mins to all amenities, parks and schools. Enter into the spacious sunken living room featuring a cozy Tyndall stone wood burning fireplace, formal dining room with alcove & pocket door leads to the peninsula style eat-in kitchen with oak cabinets, French door pantry, black SS appliances, 5 burner gas stove and garden door to backyard. A 2 pc washroom/laundry is conveniently located on the main floor. The upper level features a primary bedroom with mirrored double closets. 2 additional bedrooms and a 4-piece bathroom with tiled tub/shower surround & cultured marble vanity. The lower level rec room features additional space for gatherings, hobby room, 3 pc bath, and a large utility room with a bonus cold room. Situated on a landscaped treed fenced yard with a 10'X22' deck, shed, an O/S single detached garage with rear access and additional parking pad. R40 insul, 200 amp, 40 gal HWT & MORE! SHOW AAA!

Living Room 16'08 x 13'33

Dining Room 11'58 x 10'67

Eat-In Kitchen 20'17 x 10'67

Two Piece Bath

Primary Bedroom 14'25 x 11'50

Bedroom 11'75 x 9'08

Bedroom 12'50 x 9'08

Four Piece Bath

Recreation Room 19'50 x 11

Hobby Room 11'50 x 9'42

Three Piece Bath



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