



# 112 Broad Bay Winnipeg

\$369,900

Offers reviewed Mon Dec 2. OPEN HOUSE SUN DEC 1! After 20 years of lovingly & meticulously taking care of this wonderful bungalow, the owners say it's time to move on. This home features a beautiful living room with midcentury coved ceiling, huge picture window & newer laminate flooring. The eat-in kitchen offers plenty of space to enjoy dining with your family + loads of cabinets & plenty of counter space for meal prep. Venture down the hall to check out the spacious Primary bedroom! There are 2 additional bedrooms which provide ample space. The main washroom was updated 5 years ago & is beautiful! The BASEMENT!!! The rec-room provides a huge space with two specifically designated areas. Your family is sure to enjoy this area! The completely fenced back yard is set up perfectly for spending time with children and pets in a secure area. Noteworthy updates: Kitchen window: 2024, laminate flooring: 2021, Bathroom, Shingles, & main floor windows: 2019, HWT: 2017, A/C: 2016, HiE Furn: 2015. View today!!!

Living Room 17'08 x 12'42  
Eat-In Kitchen 16'42 x 9'83  
Primary Bedroom 12'67 x 11'83  
Bedroom 10'17 x 8'83  
Bedroom 10'17 x 8'86

Four Piece Bath  
Recreation Room 24'25 x 20  
Storage Room 13'17 x 9'83  
Three Piece Bath  
Laundry Room

Listing Presented By:



Originally Listed by:  
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