



116 Hazel Dell Avenue Winnipeg

\$449,900

Offers Tue Nov 4th. Where classic charm meets modern elegance in this 3bdrm 2 bthrm home situated in desirable Fraser's grove. Step inside to open concept main flr w/hrdwd flring seamlessly throughout the entire home('18). Living room offers brick facing wood f/p, pot lighting & open to the dining area. Remodelled eat in kitchen('18) showcases all new soft close cabinetry w/lowers featuring all drawers, quartz counters, undermount sink, subway tile b.s, gas cooktop, built in microwave & oven, panel ready dishwasher & 8' island w/seating for 3. 2 main flr bdrms w/ample closet space & 4 pc remodelled main bthrm('18) w/deep soaker tub, tile surround & flrs. Upstairs offers huge primary bdrm w/vaulted ceilings, WIC & stunning deluxe 5 pc ensuite boasting heated tile flrs, his & her stone vanity, custom tile walk in shower & freestanding tub. High & dry basement recently insulated & ready for development. Additional features & upgrades: Hi eff furnace, central AC, newer pvc windows('16), shingles - house & garage('16), solid core interior drs, exterior paint, sump pump & BWV, new main sewer line to the city, re insulated exterior walls, ceilings & drywalled, single detached garage w/south facing fenced backyard.

Living Room 17'90 x 11'40
Dining Room 6'70 x 12'80
Eat-In Kitchen 12'50 x 17'90
Bedroom 10 x 10

Bedroom 9'50 x 11'50
Four Piece Bath 6'90 x 4'90
Primary Bedroom 15'50 x 11'70
Five Piece Ensuite Bath 13'20 x 12'90

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