



117 Melrose Avenue Winnipeg

\$279,900

Offers Tues Jun 23 after 6pm. Open House Saturday @12:00-2:00pm. Welcome to this charming 4-bedroom home in the desirable East Transcona neighbourhood, conveniently located close to shopping, restaurants, public transit, schools, and other amenities. Ideal for first-time homebuyers or investors, this property offers both comfort and potential. The main floor features two bedrooms, a 4-piece bathroom, an open-concept living and dining area, and a beautiful kitchen with quartz countertops and modern cabinetry. Upstairs, you'll find two additional bedrooms, providing plenty of space for a growing family. Vinyl plank flooring runs throughout the main & upper levels, adding both style and durability. The basement is ready for your finishing touches and features a laundry area, mechanical room, and ample storage space. The backyard features a newer fence and a spacious parking pad, providing added privacy and convenient off-street parking. Upgrades include: Fence (2024), High-efficiency furnace & Hot water tank (2024), some PVC windows (2024), and resealing of the basement foundation wall (2024). A fantastic opportunity for first-time homebuyers and investors alike. Book your showing today!

Bedroom 8'75 x 10'08

Bedroom 6'83 x 8

Bedroom 8'33 x 11'50

Bedroom 11'58 x 11'58

Four Piece Bath

Eat-In Kitchen 13'67 x 11'50

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
joelsolite@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca