



## 1241 Clifton Street Winnipeg

\$295,000

Welcome to this beautifully maintained home in the heart of Sergeant Park in Winnipeg, tucked away on a nice quiet street with a park right across from the home, offering a peaceful setting while still being just minutes from schools, public transit, and major routes, with quick access to Polo Park Shopping Centre, downtown, and all the amenities along Portage Avenue. This move-in ready property is perfect for a first-time buyer, investor, or anyone looking to downsize without sacrificing comfort, featuring a bright and inviting layout with high ceilings, 2 bedrooms, 1 full bathroom, and additional office space in the basement, ideal for working from home or extra storage. Over the years, the home has seen numerous upgrades including a gas furnace, hot water tank, updated electrical panel, shingles on both the house and garage, central A/C, as well as an updated kitchen and windows that blend modern touches with the home's character. Step outside to enjoy the yard space, complete with a detached garage and a large shed for extra storage or workspace, making this a solid, well-cared-for home in a central location where you can truly settle in and feel at home the moment you arrive.

Primary Bedroom 11'67 x 9'75

Bedroom 10'67 x 8'08

Three Piece Bath

Living Room 11'67 x 10'67

Eat-In Kitchen 10'08 x 15'08

Porch 13'50 x 4'42

Mudroom 8'33 x 6'58

Office 11'50 x 6'42

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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