



1245 Burrows Avenue Winnipeg

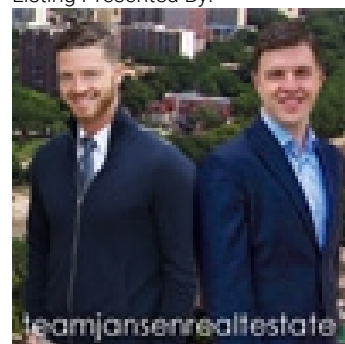
\$379,900

SS Now OTP Jan 19 @ 5pm. OH Jan 10 & 11 2-4 pm. Welcome to this well-maintained 1420 sq ft bungalow offering 3 bedrooms and 3 full bathrooms. The main floor features 3 bedrooms and 2 full bathrooms, including a primary bedroom with ensuite and patio doors leading to the backyard deck. The FF basement provides additional living space and includes 2 bedrooms (windows do not meet egress) and a 3rd full bathroom. Ideal layout with functional living areas throughout. A great opportunity for families or those seeking extra space. Recent updates include new flooring throughout the main floor and basement (25), AC (24) and a HE Furnace (19). The spacious kitchen features new white granite countertops per the seller (25), adding a bright and modern touch. The exterior of the home and the basement have been freshly painted giving the property a clean refreshed look. Parking is abundant with a single detached garage, an automated security gate, and additional parking space to accommodate up to five vehicles. The property also includes a utility shed and additional attached storage areas by both the garage and the home. Book your showing today and avoid the springtime bidding wars.

Living Room 18'42 x 13'50
Dining Room 13'50 x 9'58
Kitchen 17'08 x 14'75
Primary Bedroom 13'58 x 11'08
Bedroom 11'08 x 10'42
Bedroom 13'67 x 10'33

Three Piece Ensuite Bath
Four Piece Bath
Three Piece Bath
Utility Room 16'25 x 13'08
Recreation Room 26'17 x 26'75
Storage Room 16'33 x 14'67

Listing Presented By:



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