



# 1245 Church Avenue Winnipeg

\$379,900

SS Now, OTP Sept 17. Open House Sun 12-2pm. Welcome to this beautifully maintained 4-bedroom home that perfectly blends comfort and style. Step inside to discover fresh updates throughout. The spacious kitchen is ideal for both everyday cooking and entertaining, offering plenty of room for storage, prep, and dining. The recently updated main bathroom features modern fixtures and finishes, giving it a clean, refreshed feel including stunning tile surround. The living room offers ample space for relaxing and entertaining. 3 generously sized bedrooms offer ample space for family, guests, or even a home office plus modern vinyl plank flooring. Downstairs, find a large 4th bedroom, spacious laundry/storage room and cozy rec room with vintage bar. A 3 piece bathroom is partially roughed in to complete the lower level. Outdoors, find a spacious backyard, oversized single car garage with covered carport and updated central A/C. Recent updates include most windows, shingles, HWT and brand new electrical panel and 100amp service. Whether you're a first-time buyer or looking for a new home that offers great value and location near shops, schools and transit. Don't miss your chance to own this gem-- view today!

Primary Bedroom 10'75 x 11'92

Bedroom 10'33 x 8'33

Bedroom 10'67 x 9'42

Living Room 16'58 x 12

Four Piece Bath

Eat-In Kitchen 12'75 x 17'50

Three Piece Bath

Bedroom 12'50 x 9'17

Laundry Room 10'83 x 16'75

Recreation Room 28'92 x 14'33

Listing Presented By:



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