



1254 Barratt Avenue Winnipeg

\$289,900

OPEN HOUSE : SUNDAY APRIL 26. 2-4PM. OFFERS MONDAY APRIL 27. Cute, Cozy & Affordable. Welcome to this charming and thoughtfully updated 2 bedroom bungalow. From the moment you step inside, you'll appreciate the open-concept layout that makes the home feel bright, and inviting. The spacious living room features newer flooring, lighting and a beautiful accent wall that flows seamlessly into the remodelled eat-in kitchen, ideal for everyday living. A fully remodelled 4 PC bathroom and two good-sized bedrooms complete the main level. Downstairs, you'll find even more space with a rec room and an office area currently being used as a bedroom. This versatile space is perfect for guests or a dedicated work from home setup. Outside, you'll find a single car garage and a newer patio area (2020). This home has been updated where it counts. Newer shingles (2019) windows(2019) a high-efficiency furnace (2019) HWT(2018) some newer flooring (2025) & updated fixtures. Located close to all amenities & situated directly across the street from a school, this is a perfect starter or investment opportunity. Book your showing today.

Living Room 16'10 x 11'58

Eat-In Kitchen 13'31 x 7'10

Primary Bedroom 11'20 x 10'43

Bedroom 11 x 9'79

Recreation Room 16'20 x 10'70

Office 9'70 x 8'11

Four Piece Bath

Listing Presented By:



Originally Listed by:

Royal LePage Prime Real Estate
carmelita@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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