



# 13 Pearson Parkway Selkirk

\$499,900

Custom built 1303sqft 3bdrm 3bthrm bng w/ plenty high quality builder upgrades&24x26 heated/insulated att garage w/ 12' ceilings.Step inside to luxury laminate thru-out the main living, 9' ceilings, pot lighting&pic wndw overlooking the covered front porch letting in an abundance of natural light.Eat in kitchen offers plenty of counter&cabinet space,tile b/s, pantry&island w/ seating for 4.Dining is open to the kitchen w/ garden dr leading to your 20x12 covered deck,12x4 patio&private treed backyard.Primary offers WIC, 3pc ensuite w/ large vanity& 1pc acrylic walk in shower. Spacious 2nd bdrm&4pc main bath w/deep soaker tub&acrylic tub surround.Bsmt offers large rec rm w/lvp flring thru-out,drop ceilings&2nd kitchen perfect for inlaw suite/subsidized income/adult children. 3pc bath,3rd bdrm,office space/den&plenty of storage.Addtl features & upgrades:200 amp panel,HE furnace,central ac,steel beam construction,silent floor joists,spray foamed joist cavities,60gal hwt,septic pump,hrv,BWV & so much more.

Living Room 15'70 x 14'80  
 Eat-In Kitchen 11'50 x 14'70  
 Dining Room 10'80 x 9'10  
 Primary Bedroom 16'50 x 14'40  
 Three Piece Ensuite Bath 8'60 x 4'70  
 Bedroom 10 x 11'90

Four Piece Bath 13'30 x 4'90  
 Recreation Room 26'30 x 19  
 Kitchen 10'90 x 15'10  
 Three Piece Bath 9'70 x 6'10  
 Bedroom 9'50 x 10  
 Office 8'70 x 8'50

Listing Presented By:



Originally Listed by:  
 Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



1877 Henderson Highway ,  
 Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rckjansen@royalpage.ca](mailto:rckjansen@royalpage.ca)