



131 The Bridle Path Winnipeg

\$474,900

OTP 07/13/eve Move in, unpack & enjoy! Meticulously maintained & beautifully updated, this Charleswood bung offers the perfect blend of comfort, style, & location on a quiet, family-friendly street close to schools, parks, & playgrounds. Warm hardwood floors flow throughout the bright, open-concept main floor, while front windows fill the living/dining areas w/natural light & a charming brick fireplace creates a cozy focal point. The renovated kitchen (12) features new cabinets, tiled backsplash, ample prep space, & an eat-up island. The main floor offers 3 Brs, including a spacious primary w/2-pc ensuite, plus a 4-pce bath. The finished bsmt adds a huge rec room, large 4th Br (buyer to verify egress), 3-pce bath & plenty of storage. Step outside to your backyard retreat, where a mature tree canopy creates a peaceful setting. Relax or entertain on the spacious rear deck w/pergola, while the sgl att garage completes the package. Updates include windows (06), Hi-eff furnace & C/A (09), electrical panel (07), shingles (15), soffits/eaves (16), deck (25). Pride of ownership shines throughout this amazing home. Don't miss your opportunity to own this Charleswood gem--book your showing today!

Living Room 22'58 x 11'50
Dining Room 10 x 6'17
Eat-In Kitchen 15'58 x 8'25
Primary Bedroom 12'33 x 9'67
Two Piece Bath
Bedroom 9'50 x 8'75
Bedroom 9'75 x 9'50

Four Piece Bath
Recreation Room 22'92 x 20'92
Bedroom 14 x 11'33
Utility Room 17'25 x 12'33
Storage Room 5'08 x 4'50
Three Piece Bath

Listing Presented By:



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