



1335 Magnus Avenue Winnipeg

\$419,900

Quick possession available. Brand new 1401 sqft, two storey home in desirable Shaughnessy Heights. Home is currently under construction leaving the opportunity for buyers to choose their own finishes. Open concept living in this 3 bedroom, 2.5 bath home with 3 entrances including a separate entrance to the basement with potential for a future secondary suite. Master bedroom features his and hers walk in closets and full 4 piece ensuite bath. Main floor features 9 foot ceilings throughout, large modern kitchen with quartz counter tops. Quality finishes used throughout which include: silent floor joists, H.E. furnace and HRV, 60 gallon hwt, sump pump, pvc Jeld-wen windows and doors, led lighting throughout, Upgraded flooring & carpet used throughout, Acrylic stucco on front exterior. Prime location just minutes away from all amenities such as Shopping, all levels of school and easy access to bus service. Home warranty included. Appliances negotiable. Call today to book a showing!

Living Room 13'08 x 13'50
Dining Room 8'67 x 13
Kitchen 12'50 x 13
Two Piece Bath
Primary Bedroom 10'83 x 12'33
Four Piece Ensuite Bath

Bedroom 12'17 x 9'08
Bedroom 9'75 x 9'17
Four Piece Bath
Laundry Room
Recreation Room
Utility Room

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

kuljitgill@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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