



# 137 Collegiate Street Winnipeg

\$259,900

Offers Tuesday, Sept 16th. Open house Sept 14th, 12-2. Welcome to 137 Collegiate Street, a beautiful house in the sought after neighbourhood of Bruce Park. Step inside the open concept living room and dining room, with gleaming parkay floors. This space offers plenty of natural light, an electric fireplace and live edge wood shelf. The kitchen features dark wood cabinets, stainless steel appliances, modern hardware and a sleek white backsplash. The spacious main floor bedroom has large windows and closet space. The 4-piece washroom completes the main floor. The primary bedroom on the second floor has plenty of space for an office. The 3/4 basement provides room for laundry, storage and hobbies. Here you'll find a high efficiency furnace and sump pump. Step outside your sliding patio doors onto the new deck (2023), perfect for BBQ's with friends. Great fenced in yard and single detached garage. Upgrades include AC (2021) and shingles (2022). Close to parks, shopping, transit and more.

Living/Dining room 10'82 x 19'27

Bedroom 14'24 x 9'89

Primary Bedroom 11'59 x 15'61

Four Piece Bath 8'51 x 6'99

Kitchen 9'83 x 9'93

Listing Presented By:



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