



139 Borden Avenue Winnipeg

\$359,900

Showings: Sept 1 Offers: Sept 7 | Rare opportunity in quiet South Transcona! Situated on a hard-to-find 75' x 111' lot directly across from Victor Valde Park, this solid 1970s bungalow offers unbeatable space and endless potential to build equity. Featuring 4 bedrooms and 2 full bathrooms, it has a functional layout designed for family living. The bright front living room features a huge picture window framing views of the park and mature trees. The rock-solid floor plan provides the perfect blank canvas for your cosmetic updates, including a practical kitchen layout and a large finished lower-level rec room with classic wainscoting and pot lighting. Step outside to an expansive, fully fenced backyard with a deck, storage shed, and tons of green space for kids and pets. Parking and storage are effortless with a double detached garage off the rear lane, plus an additional designated parking pad ideal for a trailer, extra vehicle, or guests. Enjoy peaceful living with outdoor skating, recreation, and green space right at your front doorstep, all just minutes from neighborhood schools, shopping, and transit. A solid home on a lot of this size is tough to find—book your tour today!

Kitchen 9'41 x 8'58

Dining Room 9'08 x 11'09

Living Room 21'16 x 12'25

Four Piece Bath 9'08 x 4'75

Primary Bedroom 12'41 x 10'66

Bedroom 9'08 x 8'50

Bedroom 9'08 x 12'41

Den 11'50 x 8'25

Bedroom 12'25 x 11'16

Three Piece Bath 7'41 x 7

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

tylerrobb@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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