



## 14 Argonne Bay Winnipeg

\$399,900

Welcome to this move-in-ready family home that has seen extensive updates over the years, allowing you to simply settle in and enjoy. The main floor offers a bright, open-concept living and dining area highlighted by a large window that fills the space with natural light. You will find two generously sized bedrooms with excellent storage, along with an updated four-piece bathroom. The kitchen has been refreshed with new quartz countertops, cabinets, and a built-in microwave (2022) and a newer fridge, stove and dishwasher. The fully finished lower level adds exceptional living space with a four-piece bathroom, a large recreation room ideal for entertaining, and a third bedroom. Step outside to your own private summer retreat, featuring a spacious fully fenced yard complete with a patio and deck, fire pit, storage shed and gardening buckets. Additional improvements include removal of popcorn ceilings, updated flooring, main floor paint, and lighting in 2022, eavestroughs, fascia, and shed roof in 2023, and a new hot water tank along with basement flooring in 2025. Conveniently located near schools, amenities, and more!

Living/Dining room 15'08 x 14'17

Kitchen 13'17 x 8

Primary Bedroom 11'75 x 10'42

Bedroom 13'50 x 8

Bedroom 11'25 x 10'06

Recreation Room 20'75 x 12'17

Four Piece Bath

Four Piece Bath

Listing Presented By:



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