



1465 Elgin Avenue Winnipeg

\$248,900

OTP SEPT 9 @ 5:30. Step inside this charming home, where original character blends beautifully with modern updates. A welcoming front porch overlooks the beautifully landscaped front yard and sets the tone for what's inside. The main level features a bright and inviting living room, elegant dining room, and a modern kitchen with plenty of counter space, stainless steel appliances and tiled backsplash. A convenient two-piece bathroom and comfortable bedroom complete the main floor. Upstairs, you'll find two additional bedrooms, a four-piece bathroom and convenient front-loading laundry. The half basement provides plenty of additional storage and space for hobbies, projects or whatever suits your needs. Improvements include dishwasher, microwave & electrical panel '17, Porch improvements include siding, windows and doors ('18), washer & dryer '20, and HWT & Bath Fitter tub '26. Outside, enjoy the fully fenced backyard, mature landscaping, handy shed and parking pad with a sliding rear gate. Ideally located close to schools, playgrounds, restaurants, shopping and public transportation.

Living Room 11'50 x 14'33

Kitchen 8'17 x 17'46

Dining Room 11'33 x 9'42

Primary Bedroom 11'16 x 12'83

Bedroom 8'42 x 7'75

Bedroom 11'33 x 7'33

Laundry Room 7'83 x 4'58

Four Piece Bath

Two Piece Bath

Listing Presented By:



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