



# 1506 Pritchard Avenue Winnipeg

\$424,900

Brand new 1401 Sqft, two storey home in desirable Shaughnessy Heights. Built by Synergy Homes Inc, this home is move-in Ready and awaiting its new owner! Open concept living in this 3 bedroom, 2.5 bath home with 3 entrances including a separate entrance to the unfinished basement. With contemporary finishes used throughout, truly no detail has been spared! Main floor features 9 foot ceilings throughout, large modern kitchen with quartz counter tops, matching kitchen backsplash as well as a fully custom entertainment unit in the living area. Second floor features a stunning primary bedroom with his and hers walk in closets, full 4 piece ensuite bath, feature wall to add some style, 2 additional bedrooms and a common bath. Quality finishes and many upgrades done throughout the house which include: Central A/C, Silent floor joists, H.E. furnace and HRV, Maintenance free windows and doors, Led lighting throughout, Luxury Vinyl Plank flooring 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  
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  
rickjansen@royallepage.ca