



161 Avaco Drive Winnipeg

\$319,900

Showings start now, Offers as received. Welcome to 161 Avaco Drive. Well maintained and updated 1140 Sq ft 2-Storey side by side located in the desirable neighbourhood of Valley Gardens. Featuring 3 bedrooms, 1.5 bath, large eat in kitchen and a finished basement. Open concept living in the main level featuring a bright and spacious living area with vinyl plank flooring throughout, and a large Eat in Kitchen with a dine-in area. Main level also includes a 2 Piece bathroom and a separate entrance at the rear. The basement offers a large Recroom and additional storage space in the utility room which awaits your personal touch. Second floor features 3 full-sized bedrooms and an additional shared full bath. Front drive access and ample sized yard at rear with storage shed for some family time! This home is situated on a quiet street close to all amenities such as all levels of schooling, Parks and recreation, Bus service, Restaurants and shopping! Call or message to book your private viewing today! Some updates include: Carpet and flooring in main and second floor (2024), Interior Paint (2026), Washrooms (2024) Windows (2020) HWT(2024) HE Furnace.

Living Room 15'58 x 13'42
Eat-In Kitchen 13'17 x 13'33
Two Piece Bath
Primary Bedroom 9'50 x 13'42
Bedroom 9'42 x 11'25

Bedroom 8'58 x 9'50
Four Piece Bath
Recreation Room 18'50 x 13'83
Utility Room 8'92 x 13'25

Listing Presented By:



Originally Listed by:
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