



162 Audette Drive Winnipeg

\$619,900

Open House Aug 22&23 (Sat&Sun) 1-3pm. Welcome to this beautifully maintained former show home in the highly desirable Canterbury Park! Featuring 4 bedrooms & 3.5 baths, this impressive home welcomes you w/ a spacious covered front porch, perfect for relaxing & enjoying your morning coffee. Step inside to a bright, welcoming foyer leading to a formal dining area. Further into the home, you'll find an inviting family room w/ a cozy gas fireplace, seamlessly connected to a well-appointed kitchen offering ample cabinetry & plenty of workspace. The upper level features a spacious loft, ideal as a family lounge, home office, or flexible living space. The generous primary bedroom offers a private retreat w/ a deluxe ensuite & walk-in closet, while 2 additional bedrms & a full bath complete the upper floor. The fully finished basement provides additional living space w/ a 4th bedroom, full bath, spacious rec room & bar, making it perfect for family gatherings. Additional features include a pre-wired speaker system w/ in-ceiling speakers, & an insulated double attached garage w/ a newer insulated door & more. Outside, enjoy the fully fenced backyard w/ a deck, perfect for summer bbq's & outdoor enjoyment.

Dining Room 13 x 13'33

Living Room 14'83 x 15'33

Eat-In Kitchen 15'17 x 14'92

Two Piece Bath

Loft 11'50 x 10'08

Primary Bedroom 12'58 x 16'83

Bedroom 11'75 x 9'08

Bedroom 11'75 x 9'42

Bedroom 9'17 x 9'92

Recreation Room 16'33 x 27'50

Three Piece Bath

Five Piece Ensuite Bath

Four Piece Bath

Listing Presented By:



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