



166 Rutledge Crescent Winnipeg

\$519,900

SS 10/10 2pm. OTP 10/16. Nestled in Harbour View South & backing onto the park, this meticulously maintained 2 storey 1771 SF home offers 3+1 beds & 2.5 baths. Step into the elegant foyer leading to a spacious great room & dining area, perfect for entertaining. The main floor features gleaming hardwoods throughout. Enter into the bright kitchen with newer stainless steel appliances, backyard views, & seamless access to a spacious deck. Relax in the adjacent family room w/a cozy wood-burning fireplace. Upstairs, the primary suite boasts a newly remodelled 3-pc ensuite & walk-in closet, 2 additional bedrooms, a 4-pc bath, & new luxury vinyl plank flooring. The lower level offers a large rec room w/roughed-in wet bar, bonus bedroom/office, & roughed-in bath. Recent upgrades include a new roof (Aug 2025), soffits, fascia, eaves w/gutter guards, freshly painted acrylic stucco, newer windows, furnace, AC, & appliances. Enjoy a serene backyard w/park access, 15x12' solarium w/composite deck, 12x21' deck w/glass railing, 10x8' shed, fully fenced yard, & attached insulated,heated 22x20' double garage. This home perfectly blends comfort and style, offering inviting spaces for making memories w/family & friends.

Living/Dining room 25'42 x 12'42
 Family Room 14 x 11'67
 Eat-In Kitchen 13 x 10'42
 Laundry Room
 Two Piece Bath
 Primary Bedroom 14 x 12
 Walk-in Closet 9'42 x 4'67
 Three Piece Ensuite Bath 7'67 x 4'67

Bedroom 11 x 9'58
 Bedroom 11 x 8'42
 Four Piece Bath
 Recreation Room 22 x 12
 Bedroom 11 x 10'67
 Storage Room 16 x 14
 Other 7'42 x 5
 Solarium 15 x 12

Listing Presented By:



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