



# 168 Bertrand Street Winnipeg

\$369,900

Welcome to 168 Bertrand Street, a well-maintained 929sqft bungalow offering exceptional value & investment potential in the heart of St. Boniface. This inviting home features a bright & functional layout, with natural light filling the main living spaces to create a warm & welcoming atmosphere. The spacious eat-in kitchen serves as the centerpiece of the home, complete with stainless steel appliances & ample room for dining. The main floor offers two comfortable bedrooms & a full 4-piece bathroom, with garden doors from the 2nd bedroom leading directly to the backyard deck, perfect for added convenience & outdoor access. The fully finished basement provides excellent additional living space, including a large rec room, den, office, workshop, & 3-piece bathroom awaiting your personal finishing touches to the shower. Recent updates: Shingles (approx.2021), AC(2025) Outside, enjoy a fully fenced yard with a deck, storage shed, 3-car parking pad offering potential for additional income. Ideally located just steps from public transportation, St. Boniface Hospital, parks & wide range of amenities, perfectly positioned for both homeowners & investors alike!

Living Room 15 x 14'90  
Eat-In Kitchen 19'30 x 9'11  
Primary Bedroom 11'90 x 10'60  
Bedroom 10 x 8'50  
Four Piece Bath  
Recreation Room 18'10 x 17'50

Laundry Room 8'50 x 7'60  
Office 7'40 x 7'40  
Workshop 17'18 x 4'10  
Den 9'11 x 7'40  
Three Piece Bath

Listing Presented By:



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