



## 168 Smithfield Avenue Winnipeg

\$367,000

Discover the charm of this unique loft-style home in the heart of Scotia Heights, enveloped by mature trees. The main lvl features 2bedrms & 4piece bathrm, adorned w/high ceilings & lots of natural light. The kitchen has ample cupboard/counter space, adjoining a dining area that opens to a screen rm overlooking the backyard. French pocket doors lead to a spacious living rm, creating an inviting atmosphere. Ascend the spiral staircase to the loft area, w/potential as a bedrm/office/personalized space. Beautiful trim/doors/oak flooring, grace the main/top levels. The basement has a laundry rm/water closet/rec rm. Situated on a 34'x172' lot, the landscaped yard features vines & flowers, providing a serene outdoor retreat. A mechanics dream, the 22'x30' insulated garage/workshop has 220volt outlets/steel beam/air lines/attic storage/setup for future in-floor heating. A parking pad is located next to the garage. A complete list of extensive upgrades/inclusions available upon request.

Living Room 12'25 x 21'92  
Eat-In Kitchen 20'25 x 13'92  
Primary Bedroom 12'25 x 8'92  
Bedroom 10 x 10'17  
Four Piece Bath

Bedroom 18'67 x 11  
Recreation Room 22'42 x 14'50  
Utility Room 10'92 x 12'67  
Laundry Room 8'67 x 8'50  
One Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
johnhuver@royalpage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royalpage.ca