



172 Harbison Avenue Winnipeg

\$249,900

Showings Start Wednesday April 8th Offers as received. No bidding war. O.H Sat 12-1:30. Long time owner of 44 years says it's time to sell. Meticulously cared for and upgraded with newer oversized single detached insulated and heated garage. Step inside to LVP flooring throughout ('26) with large picture pvc window letting in an abundance of natural light. Spacious main floor bdrms with ample closet space. Remodelled eat in kitchen offering new cabinetry, vinyl flooring dining space and pvc window overlooking your backyard. Remodelled 3 pc bthrm with walk in acrylic shower. Full high and dry basement with rec room and plenty of storage. Additional features & upgrades: Hi eff furnace ('21) central air ('21) tankless hot water system ('21) architectural shingles, Aluminum soffit and fascia, new concrete side walk 2019, new electrical panel with permits, 26x16 garage fully drywalled insulated, heated and alarmed, maintenance free vinyl siding, some pvc windows. Great solid home. Perfect for single person, rental, couple or empty nesters. Turn key Shows A+

Living Room 12'70 x 12'30

Eat-In Kitchen 8'40 x 13'10

Primary Bedroom 9'90 x 12'20

Three Piece Bath 6'70 x 4'90

Recreation Room 22 x 10'90

Listing Presented By:



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