



172 Irving Place Winnipeg

\$439,900

Showings start Oct.29 .Open House Nov. 2 2:00 - 4 :00, Offers eve of November 3 A rare find ! Solid 2 story family home in wonderful Fraser's Grove location close to park, walking trails, hiking paths and all Henderson Highway amenities, family sized upgraded kitchen with dinette, an abundance of cabinetry, newer flooring , counter tops & window, formal dining room with Oak hardwood floors, door to large 2 tier deck that overlooks huge beautiful back yard that's like your own private park & features a variety of trees, shrubs & fruit trees, nice sized living room with Oak hardwood, cove ceilings, french door to hallway & powder room, second floor features family sized bedrooms with large primary that features double clothes closet, upgraded main bath, linen closet, solid Oak flooring on entire second floor, basement features rec room with under stair storage, large laundry room & storage area, this home features 8 new windows in 2024 , newer E.E. furnace and electric water heater , a truly wonderful family home in a very sought after neighbourhood .

Eat-In Kitchen 16 x 12

Dining Room 13 x 12

Living Room 17 x 12

Primary Bedroom 17 x 12

Bedroom 12 x 12

Bedroom 12 x 12

Recreation Room 30 x 12

Laundry Room 30 x 10

Two Piece Bath

Four Piece Bath

Listing Presented By:



Originally Listed by:
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