



18 Moldan Bay Winnipeg

\$669,900

Showings start April 16. Offers April 30. This beautiful home offers many upgrades and is located on a quiet bay in Amber Trails, within a great school division. Recent updates include flooring, paint, and lighting (May 2025), roof shingles (Oct 2024), and washer and dryer (Sept 2024). The upper level features 4 bedrooms and 2 full baths, including a spacious primary bedroom with ensuite. Built on piled construction with a delta-wrapped foundation and two-pane windows. The main floor offers a bright layout with a spacious entrance, Great Room with built-in wall unit and gas fireplace, laundry room, and half bath. The fully finished lower level includes 2 rooms (one office), wet bar, electric fireplace, built-in cabinets and desk, and a Full bath with standing shower. Enjoy a fully fenced yard with shed, 15x21 raised deck and patio, and gas BBQ hookup (BBQ included). Insulated 22x24 garage. Includes 5.1 surround sound in family room, Master bed room and Ensuite, CCTV, and exterior security lighting.

Primary Bedroom 16'83 x 12'50

Bedroom 12 x 8'50

Bedroom 8'50 x 6

Bedroom 9'25 x 9

Eat-In Kitchen 16'25 x 14'25

Laundry Room 7 x 6

Family Room 16'50 x 13'50

Dining Room 13 x 10'83

Three Piece Bath

Three Piece Bath

Two Piece Bath

Three Piece Bath

Bedroom 7'50 x 8

Computer Room 7'25 x 9

Listing Presented By:



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