



# 18 Moldan Bay Winnipeg

\$629,900

s/s July 4th,Offers As Received. This Beautiful home offers many upgrades and is located on a quiet bay in amber trails ,Within a great school division .Recent updates includes Flooring ,Paint ,Lighting (May 2025),Roof Shingles (oct 2024),Washer dryer (Sept 2024),Deck Paint (June 2026)The Upper level features 4 bedroom and 2 f.baths ,Including a spacious primary bedroom with ensuite .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 2rooms (1 office )wet bar ,electric fireplace ,built in desk and cabinets ,and full bath .Enjoy fully fenced yard with Shed raised deck and patio, gas BBQ hookup .insulated 22by24 garage included 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  
 Family Room 16'50 x 13'50  
 Bedroom 7'50 x 8  
 Eat-In Kitchen 16'25 x 14'25  
 Laundry Room 7 x 6

Computer Room 7'25 x 9  
 Bedroom 9'25 x 9  
 Dining Room 13 x 10'83  
 Two Piece Bath  
 Three Piece Bath  
 Three Piece Bath  
 Three Piece Bath

Listing Presented By:



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