



## 18 Sablewood Road Winnipeg

\$549,900

S/S Sept 22nd, O/H Sept 27th, Offers Oct 1st. This was to be their forever home as the family nestled in for a lifetime of memories, but out of province duty calls so they must now reluctantly part with their pride and joy. You can now take advantage of this opportunity to own this wonderful 2 Story 3 bedroom Bridge Water Lakes Home. Built new in 2013, she is generously sized at just over 1500 sqft. Greeted by an open concept main floor featuring a spacious Great Room w/gas fireplace & built-in shelving. The Kitchen comes equipped w/maple cabinets, center island, & stainless steel appliances. The upper level offers 3 nice sized bedrooms. The primary has its own 3 piece ensuite, as well, each has their own walk-in closets. The 4 piece main bathroom is in close proximity. A two pc powder room is on the 1st floor centrally located. The lower level is partially finished with a great layout, ready for your vision of creativity. A fenced backyard is ready for family fun along with a dble detached Garage for your convenience. Green space, soccer fields & the Bridgewater Lakes fountain are you views from the front window! A great location close to parks, shopping and transportation. Don't miss this one!

Great Room 15'25 x 12'61

Kitchen 15'81 x 14'89

Primary Bedroom 11'91 x 11'61

Bedroom 11'21 x 10'42

Bedroom 9'51 x 9'65

Recreation Room 20'85 x 13'26

Utility Room 15'39 x 12'43

Four Piece Bath

Three Piece Ensuite Bath

Two Piece Bath

Listing Presented By:



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