

## 19 Phoenix Way Winnipeg

\$474,900

Offers as received. This meticulously maintained home in Aurora At North Point is perfect for the growing family! Just under 1500 Sq Ft. Main floor offers a modern floor plan, a spacious kitchen with breakfast bar, pantry + Maytag appliances, dining area, large + bright living room along with 2 piece bath on main. The upper floor offers 3 spacious bedrooms including primary with large walk in closet + ensuite bath. There is also a common bathroom on this floor + laundry room with ample storage. The basement level is insulated & waiting for your future development but already has plugs in the exterior walls. The home also features a double attached & insulated garage. The yard is fully landscaped with a large 12x16 deck & fully fenced. Other features include central A/C, HRV, High efficiency furnace & Sump pump.

Great Room  $13'10 \times 12'20$ Eat-In Kitchen  $8'70 \times 9'20$ Two Piece Bath Dining Room  $6'30 \times 10'50$ Bedroom  $10'40 \times 12'40$  Bedroom  $10 \times 9'60$ Primary Bedroom  $12'80 \times 12'10$ Four Piece Bath Three Piece Ensuite Bath Listing Presented By:



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