



# 191 Thurlby Road Winnipeg

\$469,900

Showings start July 17 with offers Wednesday July 22 at 4pm. Welcome to 191 Thurlby where everything feels just right. This bright and inviting 2 storey offers 3 bedrooms, 3 bathrooms and a layout that balances space and comfort. Located in a friendly neighbourhood close to schools shopping and all the essentials. Step inside to a welcoming living room with soft tones and natural light. The dining area flows into a cheerful kitchen with plenty of counter space and room for casual meals. From here step outside to your private backyard with a deck and open green space behind perfect for relaxing or entertaining on warm evenings. Upstairs you'll find a spacious primary bedroom with an ensuite and walk-in closet plus two more generous bedrooms with great closets of their own. The main floor powder room adds convenience and the partially finished basement offers extra space to make your own along with laundry and storage areas. Most windows have been updated adding peace of mind along with soffits fascia and downspouts in 2025 shingles and hot water tank in 2023 attic insulation in 2020 and furnace air and vinyl siding in 2017. It feels warm it feels easy, it feels like home.

Living Room 14'10 x 15'90  
Eat-In Kitchen 12'90 x 13'20  
Dining Room 15'10 x 8  
Primary Bedroom 15'11 x 14'20  
Bedroom 11'20 x 9'70  
Bedroom 10'10 x 11'70

Walk-in Closet 8'10 x 4'80  
Storage Room 12'40 x 13'11  
Recreation Room 16'10 x 10'90  
Two Piece Bath  
Three Piece Ensuite Bath  
Four Piece Bath

Listing Presented By:



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