



2 High Point Drive Winnipeg

\$449,900

S/S Wed Jun 10/OTP Mon Jun 15. Welcome to this well-maintained 3-bed bungalow on a quiet Sun Valley street. The bright & inviting main floor features an open living, dining, & kitchen area designed for comfortable everyday living & entertaining. A huge front window fills the space with natural light, while the corner fireplace creates a warm & welcoming atmosphere. The spacious primary bedroom offers a convenient 2pc ensuite & entire wall of closet space. Two additional generously sized bedrooms & a 4-piece bathroom complete the main level. The fully finished basement provides excellent additional living space, including large rec room, 3-piece bathroom, laundry room, & abundant storage. A versatile flex room offers the potential for home office, gym, hobby room, or could be converted into a 4th bedroom (window may not meet egress). Outside, you'll find a fully fenced backyard with patio area, mature trees, & plenty of room for children & pets to play. The single attached garage adds convenience year-round. Ideally located close to schools, shopping, parks, & public transportation, this is a fantastic opportunity to own a move-in-ready home in a family-friendly community. Call for a showing today!

Living Room 14'50 x 21'58
Dining Room 13'92 x 6'83
Kitchen 8'58 x 16'83
Primary Bedroom 11'92 x 14'42
Bedroom 9'92 x 11'92
Bedroom 9'83 x 12'25
Recreation Room 21'83 x 12'83

Laundry Room 17'33 x 12'83
Storage Room 20'17 x 7'42
Storage Room 14'08 x 5'67
Office 10 x 13'83
Four Piece Bath
Two Piece Ensuite Bath
Three Piece Bath

Listing Presented By:



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