



202 Audette Drive Winnipeg

\$619,900

Open house Sat Oct 25th 12-1:30. Offers as received. Meticulously maintained by the original owner this home shows like NEW!!! Step inside to laminate flring seamlessly throughout the main living area. Formal dining is open to the living rm featuring 14' ceilings & wall of west facing wndws offering beautiful sunsets over looking the park. Eat in kitchen consists of plenty of counter & cabinet space, walk in pantry, island, dining area, all appliances included & patio door leading to your 2 tier deck & 10x12 patio w/gazebo, storage shed & 6' fence for privacy. Large family rm, main flr 4th bedroom/office, 2 pc powder rm for guests, convenient main flr laundry & access to your insulated & drywalled dbl att garage finish off the main flr. Upstairs offers HUGE primary bdrm w/ WIC & 3 pc ensuite. 2 more spacious 2nd flr bdrms w/ ample closet space & 4 pc bthrm w/ acrylic tub surround. Bsmt is finished & fully permitted. Consisting of den(can be converted to 5th bedroom) wet bar w/ seating for 2, rec room & beautiful 4 pc bthrm w/ deep soaker tub & custom tile tub surround. Shingles and eaves were replaced in 2022. Must be seen to appreciate the care throughout.

Four Piece Bath 10'90 x 6'60

Den 11'50 x 9'50

Recreation Room 22'60 x 16'90

Four Piece Bath 9'20 x 5

Bedroom 13 x 8'60

Bedroom 9 x 11

Three Piece Ensuite Bath 8'60 x 7'30

Primary Bedroom 17 x 11'40

Two Piece Bath 5'40 x 7'10

Bedroom 11'80 x 8

Family Room 11'60 x 10'40

Eat-In Kitchen 10'30 x 10'40

Dining Room 11'40 x 9

Living Room 11'40 x 10

Listing Presented By:



Originally Listed by:
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