



## 210 Yale Avenue Winnipeg

\$179,900

Showings begin Thursday, January 22. Offers to be reviewed Tuesday, January 27 at 4:00 pm. Well located and thoughtfully maintained, this charming home offers an affordable entry into ownership at a price that is hard to replace. Set on an extra-wide 49 ft lot, nearly double the width of many city lots, the property provides excellent parking, added privacy and long-term flexibility without overstatement. The main floor offers a practical layout with two bedrooms, one bathroom and a dedicated dining space that feels intentional rather than improvised. Living areas are bright and welcoming with original character details that add warmth and comfort. Main floor laundry keeps daily living simple and efficient. The kitchen is clean and functional with good storage and workspace, flowing naturally into the rest of the home. A detached garage and ample additional parking are a major advantage in this location. The lot width is a standout feature and a rare find at this price point. The property works well today while allowing room for thoughtful future decisions. Priced at \$179,900. A compelling alternative to renting and an opportunity to own in a well established neighbourhood.

Dining Room 10'90 x 10'50

Kitchen 9'10 x 9'40

Living Room 18'70 x 10

Laundry Room 9'50 x 6'70

Bedroom 9 x 8'10

Four Piece Bath

Primary Bedroom 11'30 x 9'40

Listing Presented By:



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