



## 217 Inkster Garden Drive Winnipeg

\$369,000

OTP Aug 5th evening. Cute and cozy, well maintained 2 bedroom, 1 bathroom bungalow featuring a 24'x24' double detached garage in Inkster Gardens! Step inside to luxury hand scraped laminate flooring throughout the main living area. The bright living room features a south facing window that lets in an abundance of natural light. The formal dining area opens seamlessly to the kitchen, which offers plenty of counter space, custom wood cabinets, and all appliances included. You'll find two spacious main floor bedrooms with ample closet space, along with a 4 piece main bathroom offering an acrylic tub surround and large vanity. The full basement includes roughed in plumbing for a second bathroom and is ready for your personal touch. Enjoy a fully fenced backyard and an oversized 24'x24' double detached garage equipped with a 220V plug perfect for a compressor, heater, or welder. Additional upgrades and features include: shingles ('16), soffits & fascia ('15), and steel siding ('18). Conveniently located within walking distance to schools, parks, and public transportation.

Living Room 17 x 11

Dining Room 9'50 x 10'90

Kitchen 11'30 x 9'80

Primary Bedroom 9'80 x 10'90

Bedroom 7'30 x 11'20

Four Piece Bath 7'70 x 5

Listing Presented By:



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