



22 Canna Boulevard Winnipeg

\$459,900

OFFERS ANYTIME! Welcome to this beautifully updated Garden City bungalow where mid-century modern style meets a fresh contemporary makeover. Offering 1109 SF of inviting living space, this move-in-ready home blends warmth and function. The main level features a bright L-shaped living and dining room with a large picture window, custom feature wall, and built-in entertainment centre with electric fireplace. The kitchen showcases timeless white cabinetry, a farmhouse sink, stainless steel appliances with OTR microwave, generous counter and cabinet space, and a breakfast bar overlooking the backyard. Down the hall are three spacious bedrooms and a stunning 4-piece bath. The fully finished basement offers a large rec room, second entertainment area with electric fireplace, dry bar, cedar closet, laundry area, additional 4-piece bath, and storage/mechanical room. Complete with a high-efficiency furnace and PVC windows (except one). Outside you'll find a single attached garage, interlocking driveway, and fenced backyard with deck and pergola. Close to schools, shopping, transit, and more!

Living Room 19'25 x 12'16
Eat-In Kitchen 14'33 x 10'50
Primary Bedroom 10'16 x 13'50
Bedroom 9'66 x 9'57
Bedroom 10'25 x 8'87
Dining Room 9'50 x 9'25

Family Room 18'82 x 36'50
Laundry Room 10 x 10'25
Utility Room 16 x 6
Four Piece Bath
Four Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

johnhuver@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca