

22 Kirlystone Way Winnipeg

\$425,000

Unique home! Substantially renovated over the last few years. The open concept main level greets you with plenty of natural light, pot lighting, LVP flooring, spacious dining & living areas, two tone kitchen & island. Upper level was redesigned from 3 bedrooms to 1 elaborate bedroom with a water closet, glass shower, free standing soaker tub, and balcony! The lower level consists of a large recreation room with oversized windows & 3pc bathroom. Basement & crawlspace area allows for laundry & plenty of storage. Newer siding & fenced yard with garden beds & patio to enjoy. Additional updates include the HE furnace, hot water tank, electrical, plumbing, and roof shingles. Some exterior finishing required. Close to parks & many amenities nearby!

Dining Room $10'50 \times 10'50$ Living Room $19'67 \times 14'25$ Primary Bedroom $27 \times 13'33$ Recreation Room $19'67 \times 17'17$ Kitchen $10'50 \times 9$ Four Piece Bath Three Piece Bath Listing Presented By:



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