



225 Yale Avenue Winnipeg

\$339,900

OTP May 20. Open House: Sunday 12-2pm. Step into timeless charm and modern comfort with this beautifully maintained 1 1/2 -storey home. Bathed in natural light from stunning brand new windows, the main floor features rich hardwood floors and an open-concept layout that blends classic character with contemporary living. The updated kitchen boasts a stylish breakfast bar, stainless steel appliances and flows seamlessly into the bright front dining room--perfect for hosting. A sunny living area and a gorgeous office space offer flexibility and warmth, while a main floor bedroom adds convenience. Upstairs you'll find two more cozy bedrooms and a renovated 4-piece bathroom. The fully finished basement expands your living space with a spacious rec room, a second office area, another full 4-piece bathroom, and a dedicated laundry/mechanical room. Set on a generous lot, fully fenced with grassy area & single detached garage. Ample additional parking accommodates up to three vehicles, or plenty of space for a camper or boat--ideal for outdoor enthusiasts or growing families. Notable updates include all new windows, shingles, exterior siding, and a hot water tank--making this home as efficient as it is inviting.

Kitchen 10'83 x 9

Dining Room 11'17 x 11'83

Living Room 16 x 10'83

Solarium 7 x 8'58

Bedroom 11 x 9'58

Primary Bedroom 12'25 x 16

Bedroom 8'92 x 12

Four Piece Bath

Recreation Room 12 x 35

Four Piece Bath

Office 7 x 9

Listing Presented By:



Originally Listed by:
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