



23 Baltic Bay Winnipeg

\$549,900

Showings start Thursday April 23rd with offers reviewed Monday April 29th 5pm. ****OPEN HOUSE SATURDAY APRIL 25, 2:30-4pm**** Set on a quiet bay in Amber Trails, this bungalow brings together a clean layout, consistent care and a feel that holds up. Built by Ventura Homes and owned by the same family since day one, the condition speaks for itself. Vaulted ceilings open the main living space and pull in natural east to west light. The primary catches soft morning sun while the main living area carries that warmth through the evening. Bright in a way that feels natural, not forced. The main floor has been opened up to improve flow between the living, dining and kitchen. It feels connected and easy to move through. Warm dark wood tones and richer accents give it that Baltic Bay feel, with nothing overdone. Three bedrooms are set on the main level, including a well-sized primary with its own ensuite, along with a full main bath that supports the rest of the floor. The layout is practical and works for everyday living. In a sea of two stories, bungalows like this offer flexibility that is getting harder to find. Close to walking paths, parks and everyday amenities, this is a solid family home.

Eat-In Kitchen 13'90 x 19'40

Living Room 16'60 x 10

Primary Bedroom 13'30 x 12

Bedroom 9'70 x 9'10

Bedroom 12'60 x 10

Three Piece Ensuite Bath

Four Piece Bath

Listing Presented By:



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