



23 Van Slyk Way Winnipeg

\$599,900

Offers July 17 - Welcome to this beautifully maintained home in the family-friendly community of Canterbury Park. Featuring 1,724 sq. ft. of well-designed living space, this 4-bed, 3-bath home offers the perfect blend of comfort, functionality, & modern updates. Step inside to a bright, open layout ideal for everyday living. The spacious eat-in kitchen boasts ample cabinetry, pantry & a central island. The living room includes a cozy fireplace & built-in speakers, & the formal dining room is perfect for entertaining guests. Two bedrooms & a 4-pc bathroom complete the main floor. The upper-level primary suite offers added privacy with a walk-in closet & 4-pc ensuite. The fully finished lower level is designed for fun & relaxation, complete with a built-in surround sound system, bedroom/office & an additional 3-pc bathroom. Additional highlights include a heated double attached garage, central vac, new shingles, eaves, & partial fascia (2024), and & new HWT (2025). Enjoy the low-maintenance backyard with a composite deck, sleek aluminum & glass railing, and a patio - perfect for outdoor relaxing. Located in a vibrant neighbourhood close to parks, schools, & amenities, this move-in ready home has it all.

Family Room 16'33 x 15

Eat-In Kitchen 19'50 x 12

Dining Room 10 x 12

Bedroom 9'83 x 10'83

Bedroom 9'83 x 10'33

Primary Bedroom 15 x 13'50

Four Piece Ensuite Bath

Four Piece Bath

Three Piece Bath

Bedroom 8'75 x 11'50

Recreation Room 18'15 x 19'59

Other 10'85 x 13'81

Listing Presented By:



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