



248 McIvor Avenue Winnipeg

\$419,900

Showings start April 3 with offers reviewed Monday April 7 at 6pm. I'm all about 248 McIvor! Located on a prime North Kildonan lot (68x110), it perfectly balances convenience and tranquility. Set back from the road, surrounded by mature trees, it's your own retreat while staying close to everything you need. The open kitchen flows effortlessly into a bright eat-in dining area, making it great for everyday living. The front foyer is a versatile space--ideal as a creative nook or extra living area. Sunlight floods the east-facing living room windows, giving it a warm, welcoming feel. The large, fenced side yard is perfect for gardening, pets, or just enjoying the outdoors. A double garage with a marching pitched roof and concrete approach offers future possibilities. Upstairs, you'll find two spacious bedrooms, plus a tucked-away area--great as an extra closet or a fun playroom. The updated main floor bath has style to spare, and the basement features modern mechanicals and a functional laundry area. This house is very well-maintained, and bursting with personality--ready for you to make it your own! Call today for your private showing.

Family Room 20'10 x 9'60

Eat-In Kitchen 21 x 11'20

Foyer 13'10 x 7'60

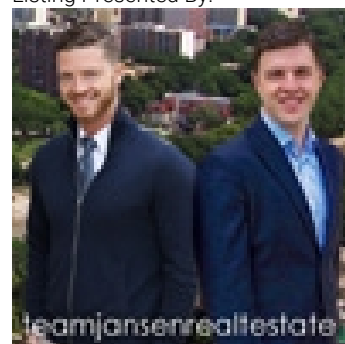
Four Piece Bath

Primary Bedroom 13'80 x 11'90

Bedroom 12 x 10'80

Recreation Room 19 x 11'20

Listing Presented By:



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