



## 254 Albany Street Winnipeg

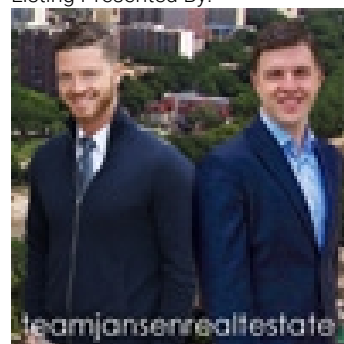
\$434,900

O.H Feb 8th 2-3:30. Offers Feb 10th. Meticulously cared for and extensively renovated over the last 10 years. This 971sqft 3bdr 2bthrm bungalow with 24x22 insulated garage all backing onto green space is a true turn key. Step through the 16x6 4 season mudroom into your open concept main living area with 10' vaulted ceilings and LVP seamlessly throughout. Living room offers bay window letting in an abundance of natural light, pot lighting, floating entertainment unit and open to the eat in kitchen. Remodelled kitchen offers plenty of cabinet space including dovetail pull out drawers, pantry, Cafe Matte Black appliances, quartz counters, honeycomb backsplash & peninsula w/ seating for 4. 2 spacious main floor bdrms including the huge primary offering his and her closet. Stunning 3 pc main bathroom with custom tile walk in shower, tile flooring and large vanity. Fully finished basement offers drop ceilings, LVP flooring, pot lighting, games area, rec room, 3rd bdrm, 3pc bathroom and plenty of storage. Beautifully landscaped and fenced backyard with barkman patio and gazebo. Detailed and extensive list of upgrades in the pictures. Walking distance to parks, schools, and public transportation. SHOWS A+

Living Room 10'20 x 16'60  
Eat-In Kitchen 12'80 x 10'80  
Primary Bedroom 13'90 x 10'50  
Bedroom 9'70 x 9'80  
Three Piece Bath 6'20 x 8'10

Game Room 10'90 x 11'60  
Recreation Room 10'50 x 18'70  
Bedroom 12'80 x 10'80  
Three Piece Bath 6'80 x 6'60  
Laundry Room 6'90 x 9'50

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royalpage.ca](mailto:rickjansen@royalpage.ca)