



257 Doran Bay Winnipeg

\$399,900

SHOWINGS: Now - OFFERS: April 27 | Nestled on a peaceful, low-traffic bay just minutes from Portage Avenue, this 1,034 SF bungalow perfectly balances suburban tranquility with urban convenience. Whether you are seeking a move-in-ready family home or a savvy investment with equity-building potential, this property delivers. The Main Floor features three spacious bedrooms, a full bathroom, and original hardwood flooring throughout most of the living areas. A sunlit living room and functional kitchen offer a fantastic footprint for daily life. The fully finished lower level adds significant living space, complete with a rec room, a dedicated gym or home office, and ample storage. Outdoor Living: Enjoy a private, tranquil backyard and the convenience of a double detached garage. The Location: Experience a friendly neighborhood atmosphere with minimal noise, while remaining only a two-minute drive from the shopping, dining, and transit hub of Portage Avenue. Future Potential: While turn-key, this home is a designer's dream. The kitchen layout is ideal for an open-concept conversion to the living room, offering a simple way to modernize and boost value. Book your private showing today!

Kitchen 16'16 x 11

Living Room 17'91 x 12'75

Four Piece Bath 11 x 4'83

Primary Bedroom 10'91 x 12'33

Bedroom 11'25 x 8'58

Bedroom 10'08 x 6'66

Den 8 x 12'75

Three Piece Bath 4'91 x 7'41

Recreation Room 21'58 x 14'33

Listing Presented By:



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