



2595 Assiniboine Crescent Winnipeg

\$377,000

S/S now | Offers April 7th @7pm O-H Sunday 2pm to 4pm Nestled on the sought-after Assiniboine Crescent, this solid, straight, and beautifully renovated 3-bedroom bungalow sits on a 50' x 124' lot, blending modern upgrades with timeless charm. Every inch has been thoughtfully updated with high-quality finishes. The main floor features an open-concept kitchen and living area, enhanced by a stunning electric fireplace and a large south-facing window that fills the space with natural light. The kitchen boasts quartz countertops, custom cabinetry, and stainless steel appliances. The fully finished basement offers exceptional versatility with its private separate entrance, making it perfect for in-law suite or rental potential. It includes a spacious rec room, full bathroom, cozy den, and a laundry area with brand-new appliances. Step outside to your private, park-like backyard with mature trees, just a short stroll from the Assiniboine River. The paved driveway, quiet low-traffic street, and proximity to amenities make this location unbeatable. Major upgrades—including furnace, hot water tank, shingles, and windows—were completed in 2022/23 with city permits. A rare gem—don't miss out!

Living Room 19'19 x 13'50

Primary Bedroom 12 x 11'50

Kitchen 13'35 x 13'81

Den 9'90 x 10'30

Bedroom 11'50 x 10

Bedroom 11'50 x 9

Recreation Room 25'56 x 22

Four Piece Bath

Three Piece Bath

Listing Presented By:



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