



## 265 Union Avenue Winnipeg

\$199,900

Showings start now, offers presented May 20th! Welcome to this adorable starter home or income property! As you drive up, you will instantly notice the brand-new front porch, where you can imagine yourself sipping your morning coffee listening to the birds waking up the neighbourhood. Inside, you will appreciate the great layout and high vaulted ceilings, making this home feel larger than its 704 sq ft. Enjoy your rest in one of 2 good sized bedrooms, soak in the claw-foot tub, dance across the original hardwood floors, cook a delicious meal in the updated kitchen, and then curl up with a good book in the lovely sunroom off the back. In the fully fenced backyard, step out onto the second brand-new porch and enjoy the fresh air in this quiet, no-through-road Elmwood street. Close to all levels of school and all amenities, it's a must-see at a great price - call for a showing today!

Living/Dining room 10'50 x 20'92

Kitchen 11'42 x 10'50

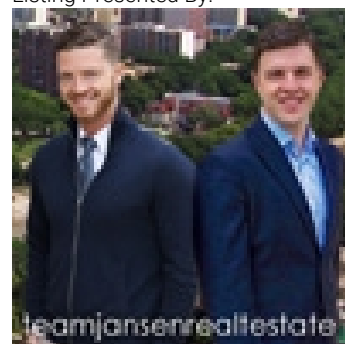
Primary Bedroom 8'08 x 10'50

Bedroom 8'08 x 10'42

Four Piece Bath

Sunroom 11'25 x 7'75

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
jamiemccreedy@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca