



268 Talbot Avenue Winnipeg

\$264,900

Welcome to 268 Talbot, a long-time owner home that has been lovingly maintained. The main level features a cozy family room, an eat-in kitchen, a spacious living room, and a bedroom. Upstairs, you'll find a second suite currently rented month to month, complete with 2 bedrooms (one bedroom currently used as a living room), eat-in kitchen, and a full 4-piece bathroom. The basement offers a generous rec room with a dry bar, another full 4-piece bathroom, and ample storage space. Improvements include many modern PVC windows and a high-efficiency furnace. Nestled on a large, beautifully manicured lot with a double garage, this home is conveniently located on a bus route and just a short distance from downtown.

Living Room 16'83 x 11'33

Eat-In Kitchen 14'83 x 11'75

Primary Bedroom 10'75 x 13'08

Family Room 15'50 x 12'81

Bedroom 11'08 x 8'17

Kitchen 11'08 x 8'17

Bedroom 9'67 x 14'08

Four Piece Bath

Four Piece Bath

Recreation Room 16'25 x 12'58

Utility Room 9'92 x 8'50

Listing Presented By:



Originally Listed by:
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