



## 272 Fernbank Avenue Winnipeg

\$415,000

Offers April 7 at 7 PM. This incredibly well-kept, turn-key home is located in the desirable Riverbend neighbourhood. The main floor features bright and spacious living areas, including a den perfect for a home office or study, and a kitchen with stainless steel appliances, pristine oak cabinets, a pantry, and a bay dining area, ideal for everyday living or entertaining. The primary bedroom includes double closets, a four-piece ensuite, and sliding patio door leading to a fenced, south-facing backyard that enjoys abundant sunlight throughout the day. The finished lower level offers a rec room, a wet bar with fridge and storage, a three-piece bathroom, and a laundry and utility room. The home also features a high-efficiency furnace and a 22 x 24ft insulated detached garage. Conveniently located near parks, schools, amenities, and public transportation, this home provides a comfortable, move-in-ready lifestyle in one of Winnipeg's most sought-after communities.

Living Room 13'20 x 12

Dining Room 10 x 8

Kitchen 15'50 x 9

Primary Bedroom 13 x 12

Four Piece Ensuite Bath 4 x 6'70

Bedroom 8'20 x 9'20

Bedroom 10 x 10

Four Piece Bath

Recreation Room 11 x 13

Office 13 x 8'20

Three Piece Bath

Listing Presented By:



Originally Listed by:  
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