



## 280 Chalmers Avenue Winnipeg

\$199,900

OTP as rec. Welcome to this cute & cozy home located on a quiet street in the heart of Elmwood. This is a suburb starter home; w/ some awesome potential as a rental property & w/ the large unique lot could have amazing future development potential as well! As you enter the home you are greeted w/ tastefully updated living/dining room boasting updated laminate floors & plenty of natural light. The updated kitchen has perfectly capitalized on all possible space, w/ updated appliances & ample cupboards/counter space. Both bdrm's offer updated flooring, ample natural light w/ decent closet space, the den; complete w/ window offers a great flex space for a home office or could even be converted into another bdrm. A convenient main floor laundry area as well as some storage space finish off this move in ready main floor. This home is complete w/ an unfinished but practical basement space, for all your utilities & also offering a great storage spot. Step outside & enjoy your landscaped private backyard complete huge side yard green space, as well as a single garage & additional parking spaces. This one has it all! Extra upgrades: Hi Eff Furnace, Newer A/C, newer shingles, pvc windows, all updated wiring/panel

Living Room 10'58 x 10'25

Kitchen 11 x 10'50

Dining Room 10'58 x 10'58

Primary Bedroom 10'58 x 7'92

Bedroom 10'33 x 7'92

Bedroom 7'67 x 7'67

Mudroom 7'75 x 7'17

Recreation Room 30 x 11'58

Four Piece Bath

Listing Presented By:



Originally Listed by:  
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