



286 Armstrong Avenue Winnipeg

\$399,900

Showings start Wed Sept 23. Offers Mon Sept 28. Welcome to this well-kept 988 sq ft bungalow, ideally located on a quiet West Kildonan street just minutes from beautiful Kildonan Park. Large front windows fill the inviting living room with natural light, creating a bright & comfortable space to relax. The open eat-in kitchen offers a functional layout with plenty of room for everyday meals & entertaining. Three good-sized bedrooms & a four-piece bathroom complete the main floor. Downstairs, the finished basement expands your living space with a spacious rec room featuring a dry bar, a fourth bedroom, three-piece bathroom, & a generous laundry/utility room with plenty of storage. Outside, enjoy a fully fenced backyard with a deck & hot tub-- perfect for unwinding or entertaining guests. The oversized double garage, built in 2013, is an outstanding bonus with in-floor heat, an HRV system & 60-amp service, making it an excellent workshop, hobby space or additional storage area. Recent upgrades include a high-efficiency furnace, central air-conditioning unit, roof & hot water tank. A wonderful opportunity in a convenient, established neighbourhood close to parks, schools, shopping & everyday amenities.

Living Room 18 x 13'33

Eat-In Kitchen 13'17 x 11'67

Primary Bedroom 14'92 x 9'83

Bedroom 11'50 x 8

Bedroom 10 x 8'75

Recreation Room 29'50 x 10'75

Bedroom 11'25 x 13'25

Four Piece Bath

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Listing Presented By:



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