



## 299 Oak Lawn Road Winnipeg

\$739,900

O.H May 23,24 2-4pm. Offers as received. This absolutely move in ready 2,386 SF two-storey home offers the perfect combination of space, quality, and long-term value. The spacious main floor welcomes you with an expansive living room featuring a cozy fireplace, seamlessly connected to the dining area where large windows overlook the beautiful deck and backyard. The thoughtfully designed kitchen offers abundant storage space and is enhanced by elegant granite countertops. A large mid-level family room creates the perfect private retreat for family relaxation, or entertainment. Upstairs, you will find three well-proportioned bedrooms, including a primary suite complete with a walk-in closet and deluxe ensuite bathroom. The fully finished basement was professionally completed with permits and features an excellent layout. Oversized bi-level style windows flood the lower level with natural light, making the space feel bright, welcoming. From the beautifully maintained exterior and backyard to the exceptional interior condition shaped by the engineer owner's meticulous care and maintenance, this home truly stands out. Don't miss your chance to own this outstanding property with growing long-term value.

Two Piece Bath

Four Piece Bath

Four Piece Ensuite Bath

Three Piece Bath

Bedroom 11 x 13'60

Bedroom 11'50 x 10'60

Primary Bedroom 13 x 17

Living Room 13'32 x 19'10

Dining Room 16'90 x 12'10

Kitchen 9'10 x 17

Family Room 19'50 x 19'20

Bedroom 8'40 x 18'30

Recreation Room 12'90 x 22'10

Listing Presented By:



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