



## 3 Poitras Place Winnipeg

\$349,900

Offers to be reviewed Oct 17th at 2pm - Welcome home to 3 Poitras Place in River Park South. This 860sf bi-level has been lovingly maintained for nearly 30 years and ready for the next owners to enjoy. You'll love the amount of natural light that flows in to this property thru the PVC windows and the traditional floor plan makes life comfortable and efficient at the same time. The main floor offers two good size bedrooms, one with sliding door access to the rear deck, and an updated four piece bathroom with gorgeous white tile tub surround. Down to the lower level there is TONS of space for a rec room, home gym, office space, kids play area. The options are endless! A third bedroom and updated three piece bathroom offer ideal space for the teenager or aging parent. This 5,500sf corner lot with neighbours on one side only provide privacy and plenty of room to enjoy the evening sun in the west facing backyard. Book your showing today!

Primary Bedroom 10'58 x 21'83

Bedroom 9'75 x 10

Dining Room 9 x 10'67

Kitchen 9'83 x 10'67

Living Room 12 x 12'67

Dining Room 9 x 12'75

Recreation Room 12'58 x 20'42

Recreation Room 11 x 10'25

Three Piece Bath 7'42 x 4'92

Utility Room 10'83 x 4

Laundry Room 10'75 x 9'67

Bedroom 10'83 x 9'75

Four Piece Bath 8'67 x 4'92

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[nicolasania@royallepage.ca](mailto:nicolasania@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)