



30 East Gate Winnipeg

\$699,900

Offers as received. 4,456 sqft home (including pool area). Two Storey Built 1971 located in beautiful & historic Armstrong Point with 5 Bedrooms & 5 Bathrooms. Measurements are approximate +/- jogs. UPPER-LEVEL has a primary bedroom with an ensuite Bath, a walk-in closet, a balcony walkout equipped with a fire escape, and three more bedrooms. MAIN-LEVEL has a sizeable welcoming oak accented foyer, an office, 5th BR, ensuite Bath and Walkout. The formal living room is large with a bay window and an adjacent dining room with a great view of the rec room and pool. The kitchen is a spacious open design with an eat-in area. LOWER-LEVEL living space includes an additional BR with egress, colossal laundry, utility room, 3pcs bath, dry cedar sauna, and a "PANIC ROOM" with a workshop area. Incl: Appliances, a decommissioned indoor pool in the 1,950 sqft. Wood-finished rec room, Central A/C, 3 HE-furnaces, built-in vacuum, and sprinkler fire alarm system.

- Foyer 10'50 x 11'08
- Eat-In Kitchen 18'58 x 14'08
- Mudroom 5'42 x 8'67
- Living Room 23'58 x 14'50
- Dining Room 14'50 x 13'33
- Primary Bedroom 19'25 x 13'08
- Office 7'58 x 6'17
- Recreation Room 37'33 x 50'67
- Bedroom 14'67 x 13'17
- Bedroom 12'67 x 9'50
- Bedroom 13'17 x 10'08
- Bedroom 13'17 x 9'58

- Bedroom 11'08 x 9'17
- Recreation Room 15'08 x 17'92
- Utility Room 13'50 x 18'67
- Workshop 9'75 x 28'17
- Laundry Room 28'58 x 14'75
- Storage Room 7'50 x 6'70
- Three Piece Ensuite Bath
- Four Piece Bath
- Two Piece Ensuite Bath
- Three Piece Bath
- Three Piece Bath

Listing Presented By:



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