



## 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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