



30 Jean-Baptiste Lavoie Place Winnipeg

\$499,900

OFFERS MARCH 31/25 @ 7:00PM. A charming 1,478 SF cabover home nestled on a welcoming cul-de-sac awaits! Step into a grand front entrance with a spacious walk-in closet. The main level offers a bright, open concept living and dining area with soaring cathedral ceilings and a stunning bay window. The eat-in kitchen features white cabinetry, a walk-in pantry, and large windows overlooking the backyard. Two bedrooms and a 4-piece bath complete this level. Upstairs, the private primary bedroom offers a walk-in closet and a 3-piece ensuite. The finished basement includes a cozy family room with a gas fireplace, two additional bedrooms, a 4-piece bath, a laundry room, and ample storage. Outside, enjoy a large pie-shaped yard with a deck, garden, shed, and a negotiable hot tub. A double attached garage and spacious parking pad provide plenty of parking. To top it all off, a beautiful walking path just beyond the back fence and no direct back neighbors make this home the perfect retreat!

Living Room 11'42 x 13'75
Eat-In Kitchen 18'75 x 10'50
Dining Room 12'25 x 7'83
Primary Bedroom 19'08 x 11'33
Bedroom 12 x 10'58
Bedroom 12 x 9
Storage Room 5'93 x 7'06

Family Room 18'08 x 19'08
Bedroom 10'66 x 9'50
Bedroom 11'25 x 9'75
Laundry Room 11'50 x 7
Four Piece Bath
Four Piece Bath
Three Piece Ensuite Bath

Listing Presented By:



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