



301 Nye Avenue West St Paul

\$359,900

Step inside this charming 2 bedroom, 1 bathroom home, perfect for first-time buyers or anyone looking to downsize. The main floor has been beautifully updated with new flooring and modern finishes, creating a move-in ready space. The property sits on a beautifully landscaped .38-acre lot with mature trees, a spacious yard, and a creek flowing through the back, creating a peaceful and private retreat. Enjoy the welcoming front porch built in 2024, an oversized single detached garage, and a full basement ready for your finishes. Recent updates include a new shingles-house (2025), new flooring (2025), light fixtures (2025), concrete basement floor (2025), plumbing (2024), sump pump (2023), all new weeping tile (2023), bathroom (2022) and more. Combining modern updates, functional living, and a serene natural setting, this home is a rare find that truly must be seen.

Eat-In Kitchen 16'02 x 9'10

Living Room 15'01 x 13'07

Primary Bedroom 12'06 x 8'11

Bedroom 9 x 9'06

Three Piece Bath 5'03 x 5'03

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

tianastarodub@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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