



## 303 Ashland Avenue Winnipeg

\$899,900

SS Sept 3, offers Sept 9th. Beautiful Riverview Residence. 2,385 sq ft. plus 3 season sunroom, 4 bed, 3.5 bath 2.5-storey blends timeless character with extensive modern upgrades. Captivating curb appeal with fenced front yard and seasonal flowers to highlight the beauty. Backyard is an entertainer's dream with sauna, hot tub, upper/lower decks, brick pizza oven, play structure, 2 sheds, plus oversized 22x22 garage. Extensively renovated in 2014 with all permits: triple-pane wdws, upgraded insulation, HE furnace & AC, 200-amp electrical, sump pump, electric HWT, shingles, and inspected/working wood fireplace. Main floor offers heated tile entry, spacious living room with hardwoods and sliding doors to dining, elegant dining with wainscoting, & gourmet kitchen with custom cabinetry & pull outs, under cabinet lighting, granite, stainless appliances, and pantry. Second floor has 3 bedrooms, family bath with laundry, and 109 sq. ft. 3-season sunroom. Top floor primary bedroom retreat with walk-in and spa-like ensuite. Finished basement with rec room, bar, 3-piece bath, and storage. Oversized dbl garage. Tons of storage inside & out. Steps to schools, trails, and vibrant community.

Living Room 22'66 x 15'13

Kitchen 10'62 x 12'07

Dining Room 12'06 x 9'09

Two Piece Bath

Bedroom 13'66 x 10'27

Bedroom 13'72 x 12'06

Bedroom 10'32 x 13'67

Sunroom 14'02 x 7'80

Primary Bedroom 16'02 x 11'34

Walk-in Closet 10'01 x 6'96

Four Piece Ensuite Bath

Four Piece Bath

Mudroom 12'35 x 8'48

Recreation Room

Three Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
jamiemccreedy@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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