



303 Linden Avenue Winnipeg

\$349,900

Welcome to this charming 1551 SF two-story home boasting character & modern upgrades. With 3 bedrms & 1.5 bathrms, this stunning abode offers comfort & functionality. The main level features a spacious living/dining area with French doors & a convenient 2-piece bathrm. The galley kitchen impresses with natural wood cabinetry, under-cabinet lighting, quartz countertops & stainless-steel apps. Upstairs, you'll find 3 large bedrms & a full bathrm w/ a water closet. The top level is insulated, offering storage or potential for future development. The basement includes a fully finished den & a versatile open area with laundry facilities. Original features such as arched doorways, hardwood floors & woodwork add character. Improvements include a hot water tank, 200-amp electrical panel, shingles, exterior paint, and PVC windows. Outside, enjoy a well-manicured yard with a deck, mature trees, shed, & parking pad. Conveniently located near Henderson Highway's amenities, shopping, & schools.

Living/Dining room 12 x 28'75

Kitchen 8'50 x 13'42

Den 9'58 x 10'67

Primary Bedroom 10'17 x 13'50

Bedroom 12 x 10'92

Bedroom 10'17 x 10'42

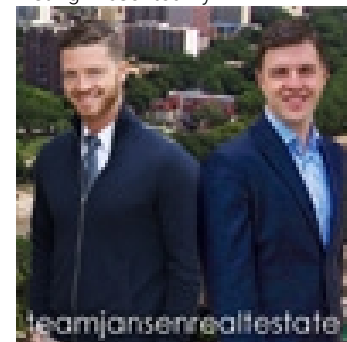
Four Piece Bath

Two Piece Bath

Utility Room 18'33 x 25'92

Family Room 12'50 x 13'33

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

johnhuver@royalpage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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