



305 Simcoe Street Winnipeg

\$299,900

SS NOW, OTP Anytime. Beautifully updated 4-bedroom, 2.5-bath two-storey home just steps from playgrounds, schools and shopping. Featuring modern finishes throughout, including quartz countertops in the kitchen and bathrooms and modern vinyl plank flooring throughout. The spacious layout on the 2nd floor offers 4 generously sized bedrooms, including a large primary suite and updated 4 piece bathroom. The open-concept main floor with bright living and dining areas is ideal for entertaining including a cozy electric fireplace. The large breakfast bar offers ample room for cooking and dining. The fully finished basement has a large rec room--perfect for family movie nights or a playroom, full 4 piece bathroom and ample storage areas. Updates include high efficiency furnace, updated electrical, windows, shingles, flooring and more. This move-in ready home with modern updates, functional living spaces, and plenty of storage makes for a great long term home or potential investment property. Don't miss this incredible opportunity, call today!

Bedroom 11'25 x 8'08

Bedroom 9'25 x 8'75

Bedroom 11'08 x 7'92

Primary Bedroom 11'58 x 9'92

Dining Room 15'17 x 8'67

Living Room 13'50 x 14'33

Mudroom 9'58 x 5'75

Four Piece Bath

Four Piece Bath

Two Piece Bath

Eat-In Kitchen 15'17 x 8'67

Recreation Room 15'25 x 15'58

Storage Room

Listing Presented By:



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