



307 Matheson Avenue Winnipeg

\$374,900

Open house Sat Oct 18th 2-3:30. Quick possession available. Offers as received. No bidding war. Tastefully remodelled 3 bedroom 1.5 bathroom two storey with double detached garage. Step inside to engineered laminate(25) through the L shaped living/dining room with original crown moulding and south facing picture window letting in an abundance of natural light. Archway leads to the dining room with patio door to your 16x16 deck and fully fenced backyard. Remodelled eat in kitchen(24) offers plenty of counter and cabinet space, honeycomb tile flooring, copper sink, 3x4 island, coffee bar and all SS appliances included. Upstairs offers refinished hardwood flooring throughout(23) large primary bedroom with 2 more ample size bedrooms and 4 pc bathroom with jetted tub, tile tub surround, linen storage and large vanity. Basement offers rec room, half bath and plenty of storage. Additional features and upgrades:Hi eff furnace, pvc windows throughout, architectural shingles, exterior paint 2022, R50 blow in insulation in attic 2022, spray foam insulation in garage, walking distance to parks, schools and all amenities.

Living Room 17'90 x 11'12

Dining Room 11'80 x 13'80

Eat-In Kitchen 12'70 x 15'50

Primary Bedroom 11'40 x 13'40

Bedroom 11 x 11'80

Bedroom 11'70 x 11'10

Four Piece Bath

Recreation Room 10'80 x 22'80

One Piece Bath

Listing Presented By:



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