



## 308 Helmsdale Avenue Winnipeg

\$429,900

Open house Sunday June 21st from 1-3pm. Offers anytime. Welcome to this beautifully renovated and unusually spacious 1447 bungalow, ideally located in one of the city's most desirable neighborhoods. Situated on a generous 50 by 132 ft lot, this property offers exceptional indoor and outdoor living. The fully fenced backyard retreat features a large deck perfect for entertaining, an oversized newer garage and an additional parking pad for extra convenience. Inside the home has been tastefully updated throughout. The modern white kitchen is both stylish and functional, complete with stainless steel appliances, updated pot lighting and an open, inviting feel. The spacious layout offers comfortable everyday living with the added main floor laundry. Additional upgrades include newer shingles, new windows throughout 90% of the home, and recently installed central air conditioning for year- round comfort. The primary bedroom features a charming 2-piece ensuite, while the full bathroom has also been recently renovated with modern finishes. This move-in ready bungalow combines space, updates, and an unbeatable location- a rare opportunity in todays market.

Living Room 16 x 12'25

Eat-In Kitchen 13 x 12

Family Room 15'70 x 12'25

Primary Bedroom 13 x 9

Bedroom 12'20 x 10'30

Bedroom 9'50 x 9

Bedroom 13 x 9

Two Piece Ensuite Bath

Four Piece Bath

Laundry Room

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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