



313 Leila Avenue Winnipeg

\$394,900

Offers as received. Tastefully remodelled 3bdrm 2.5bthrm two storey w/ finished basement & dbl detached garage. Step inside to laminate flooring throughout the main living area & 9' ceilings. Living rm is open to the formal dining w/ pot lighting & south facing picture wndw letting in an abundance of natural light. Kitchen offers plenty of counter & cabinet space, tile backsplash, pantry & open to the huge mud rm w/ built-ins. Convenient main 2 pc bthrm. Hardwood floors lead you upstairs to Primary bdrm w/ walk in closet & 4pc ensuite w/ tile flooring, tile tub surround & large vanity. 2 more spacious 2nd floor bdrms both w/ walk in closets & 4 pc remodelled main bathroom. Basement consists of rec room, office area, laundry & plenty of storage. Additional features & upgrades: Hi eff furnace('23) central air('16), hwt('20), 100 amp panel w/ hardwired smoke alarms, sump pump, PVC windows throughout, newer exterior stucco, re-drywalled and insulated inside, aluminium soffit and fascia, fully fenced backyard, 24x24 garage. Walking distance to schools, parks, public transportation and golf course. A rare true turn key. Must see.

Living Room 10'70 x 11'90

Dining Room 11'80 x 11'90

Eat-In Kitchen 9'30 x 23'20

Two Piece Bath 3'60 x 7'60

Primary Bedroom 11'20 x 10'90

Four Piece Ensuite Bath 8'10 x 5

Bedroom 10 x 10

Bedroom 9'20 x 11'10

Four Piece Bath 5'20 x 7

Recreation Room 15'40 x 10

Office 10'50 x 7'20

Listing Presented By:



Originally Listed by:
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