



314 College Avenue Winnipeg

\$199,900

Spacious 1,796 sq. ft. two-storey home offering space, flexibility, two kitchens, and character throughout. The main floor features a bright living room, updated eat-in kitchen, 4-piece bathroom, a well-sized primary bedroom, and a versatile second bedroom currently used as a formal dining room. Enjoy the warmth of the hardwood floors and the natural light that fills the space. The upper level offers a second updated eat-in kitchen, a large living room, additional bedrooms, and a updated 4-piece bathroom—ideal for extended family, tenants, or guests. The fully finished basement adds even more living space with a large rec room, bar area, laundry, and workshop, plus dual stairway access for convenience. Outside, the fully fenced and landscaped yard features mature perennials, a patio for relaxing or entertaining, and an 8' x 8' shed. Parking for two vehicles off the back lane. Across from Machray Elementary School and near St. John's Park, this well-sized home offers great potential, versatility, and a prime location.

Living Room 13'42 x 13

Four Piece Bath

Other 10 x 6'67

Four Piece Bath

Recreation Room 16'08 x 21'01

Kitchen 11 x 12'75

Bedroom 11'58 x 9'75

Primary Bedroom 9'50 x 15'08

Second Kitchen 12'08 x 9'05

Hobby Room 12'42 x 22'33

Mudroom 6 x 6

Bedroom 12'42 x 11

Bedroom 9'08 x 9'58

Living Room 13'33 x 13

Laundry Room 9'92 x 10'58

Listing Presented By:



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