



## 315 Atlantic Avenue Winnipeg

\$259,900

Offers as received. Discover this charming 2-story home loaded with character. Offering 1,271 sq ft of comfortable living space. With 4 bedrooms and 2 bathrooms, its perfect for growing families. The main level features a nice kitchen, a large separate dining room, and re finished hardwood floors throughout. The upper level boasts 3 bedrooms, while the fully finished basement features a decent sized rec room, a bonus room previously used as a bedroom (may not current egress codes), and an additional 3-piece bathroom. The rear mud/exercise room is large enough to be used as an additional entertainment area which adds functionality, and leads out to your 10 x 10 ft deck for enjoyment in the summer months. With a decent sized fenced back yard as well as a single detached garage to provide additional storage, this home combines classic charm with modern convenience. Upgrades over the last few years include furnace & HWT (2020), fence (2020), and basement (2019). Current owners added over \$27,000 worth of improvements such as: refinishing hardwoods (2022). Multiple windows (2023), eve troughs (2023), Upgraded electrical (2022) and A/c unit (2023). A home to call your own, make an appointment to view today!

Kitchen 12'13 x 9'13

Dining Room 13'10 x 11'92

Living Room 13'42 x 11'68

Mudroom 13'75 x 9'51

Primary Bedroom 11'95 x 10'11

Bedroom 11'18 x 9'81

Bedroom 9'73 x 9'08

Other 9'79 x 8'41

Recreation Room 15'50 x 10'50

Porch 9'32 x 8'11

Four Piece Bath

Three Piece Bath

Listing Presented By:



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