



317 McIvor Avenue Winnipeg

\$479,900

Showings start October 30, Open house Saturday Nov 1 2:00 - 4:00 offers Nov. eve of Nov 3, a rare find, solid well built family bungalow on 77 X 150 fenced lot with an abundance of trees, shrubs & flowers , huge 2 tier deck, oversize double detached garage with driveway to the street, lots of room for hobbyist or R.V.'s home features huge eat in upgraded kitchen with an abundance of cabinetry, twin pantries, dinette area with bay window, newer Granite counter tops, sink ,taps & flooring, walk into the huge sunny living & dining rooms with soaring cathedral ceilings, a very spacious sunny area that you love to sit in and great for entertaining, shiny Oak floors through entire main level, upgraded main bath, 3 family sized bedrooms with ensuite and patio doors off Primary, finished basement with extta room for bedroom, party size rec room , cozy wood burning fireplace, , office, bathroom & workshop area, this home features well water for free lawn watering and car washes but is ready for city hook up, roof 2020, eaves , fascia 2025 , siding over Cedar 2021, double drywall a truly special And well built home

Eat-In Kitchen 18 x 14

Dining Room 13'80 x 10

Living Room 26'40 x 14

Primary Bedroom 17 x 13'60

Bedroom 12'80 x 10'80

Bedroom 10'20 x 10

Recreation Room 30'50 x 22

Workshop 11'50 x 8

Laundry Room 16 x 10'60

Four Piece Bath

Two Piece Bath

Two Piece Ensuite Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

gchestley@shaw.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca