



## 319 Kildare Avenue Winnipeg

\$349,900

Showings start now with offers presented June 16th. Welcome to 319 Kildare Avenue West, a rare opportunity in the heart of desirable West Transcona. Situated on a generous 48 x 100 ft lot with the home positioned to one side, this property offers an incredible oversized side yard rarely found in the area. The 920 sq ft home features 2 bedrooms, a bright open-concept living and dining area, and a functional kitchen complete with cooktop, wall oven, and ample counter space. The beautifully updated bathroom and thoughtful layout create a comfortable and inviting atmosphere throughout. The fully finished basement expands the living space with a huge recroom featuring pot lighting, a versatile office or den, and abundant storage space. Outside, the property truly shines. Enjoy a fully fenced yard, oversized double garage, additional parking pad, and exceptional outdoor space with endless possibilities for entertaining, hobbies, gardening, or simply enjoying the extra room. Located close to schools, shopping, public transit, parks, and everyday amenities, this is a unique opportunity to own a property offering space and functionality rarely available in West Transcona.

Primary Bedroom 11'25 x 9

Bedroom 12 x 7'75

Dining Room 8 x 7

Living Room 19 x 12

Kitchen 11 x 10

Four Piece Bath

Three Piece Bath

Office 10 x 7

Recreation Room 22 x 10

Listing Presented By:



Originally Listed by:

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