



## 321 St John's Avenue Winnipeg

\$289,400

OFFERS ARE PRESENTED AS RECEIVED. Welcome to this newly renovated 1 1/2 storey home, an excellent investment property or family residence featuring 3 bedrooms, 2 bathrooms, and 1,613 sqft of living space. The main floor boasts a bright and spacious living room, dining room, an updated kitchen with appliances, two generously sized bedrooms, and a cozy office space ideal for working from home. The second floor is dedicated to a large primary bedroom with a flex space for a sitting area or home office, and an updated 3-piece ensuite. The finished basement offers a recreation room, a workshop, and a large utility room. Outside, you'll find a spacious backyard on a 44 x 155 lot, along with a double detached garage with front drive access, providing ample parking and storage space. Additional updates include a 200-amp electrical service and shingles 2022. This home provides easy access to shopping, schools, parks, and transportation, making it an ideal location for families. Book your appointment today!

Living Room 15 x 10'10

Dining Room 12 x 12

Kitchen 12 x 13

Office 9 x 7

Bedroom 10 x 10

Bedroom 10 x 11'50

Four Piece Bath

Primary Bedroom 20 x 10

Loft 13 x 14

Three Piece Ensuite Bath

Recreation Room 17 x 10

Workshop 25 x 11'25

Utility Room 23 x 13

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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