



## 322 Linden Avenue Winnipeg

\$349,900

Offers reviewed Wed Mar 4. OPEN HOUSE SUNDAY MARCH 1: 2-4. Extremely well maintained home by owners of 65 years makes this one, the one to take a look at! Lovely curb appeal on a gorgeous tree lined street, close to all schools and amenities. Once you step in to this cozy and well loved home, you will fall in love! The living room is quite spacious with a large window to allow natural light in. Just on the other side of the wall you find an extremely well laid out kitchen with an attached bright and spacious dining space. The Primary bedroom gives you plenty of room for furniture placement and even accommodates a king bed. The second bedroom is spacious too! Head down stairs to enjoy all the space the basement has to offer. Currently, there is a large area dedicated to laundry, mechanicals and storage leaving some room for imagination! You also find a good sized rec-room and huge bedroom which is not egress. There is an additional 3 pc washroom. Out back you find a huge insulated and heated garage with shelving and a work bench! There is a parking pad for 2 more cars. The yard has beautiful grass, making you the envy of the neighborhood, and interlocking brick walk ways.

Living Room 16 x 12'70

Kitchen 13'70 x 6'30

Dining Room 9'90 x 7'70

Primary Bedroom 12'20 x 11'60

Bedroom 11'40 x 9'70

Four Piece Bath

Recreation Room 17'60 x 10'20

Bedroom 15'11 x 11

Laundry Room 17 x 16'11

Three Piece Bath

Listing Presented By:



Originally Listed by:

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