



33 Rick Boychuk Bay Winnipeg

\$649,900

SS Sept 16. Offers reviewed Sept 22. Very rare opportunity to own this amazing two storey home featuring 1900sqft, 4 beds, 3.5 baths, fully finished basement, double attached garage, & the most incredible backyard you will ever see inside the city. The open-concept main floor features a bright living area that has soaring ceilings & flows seamlessly into the spacious kitchen that features plenty of cabinet & counter space. The separate dining room adds even more space to host your friends and family, there is also an office, laundry room, & bathroom completing the main floor. Upstairs you'll find a stunning primary suite featuring a large walk-in closet & ensuite bathroom. There's also two additional bedrooms & full bathroom up stairs. The fully finished basement features a huge rec room complete with a wet bar. There's also a fourth bedroom & full bathroom. The backyard is an entertainers dream! Fully fenced with a massive deck space, a covered gazebo next to the hot tub, plus a huge yard space complete with a fire pit area, and large storage shed. Extremely PRIVATE with NO rear neighbours! Updates: Paint'23, HWT'24, AC'22, Stove & Fridge'25. Don't miss out on this rare opportunity for your family!

Two Piece Bath
Den
Laundry Room
Living Room 13'17 x 11'42
Dining Room 11'50 x 7'25
Kitchen 18'75 x 10'42
Three Piece Ensuite Bath
Primary Bedroom 17'08 x 11'33

Bedroom 11'92 x 8'83
Bedroom 10'83 x 8'67
Four Piece Bath
Four Piece Ensuite Bath
Bedroom 11'92 x 8'67
Recreation Room 28'92 x 19'15
Walk-in Closet

Listing Presented By:



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