



341 Yale Avenue Winnipeg

\$399,900

OTP MAY26. OH SAT 12-2PM & SUN 1-3PM. Welcome to 341 Yale Avenue West, a beautifully preserved 2.5-storey character home offering the warmth, craftsmanship, & timeless detail that only a home built in 1913 can provide. From the moment you step inside, you'll appreciate the original woodwork, rich hardwood floors, classic staircase, & untouched character that has been carefully maintained for over a century. The main floor offers a bright & inviting layout with a spacious living room & dining room, & updated kitchen that blends everyday function with the home's original feel. The 2nd floor features four bedrooms, updated bathroom, & cozy library/office. The 3rd floor offers a fifth bedroom & loft area ideal for a playroom or storage. Outside, the beautifully landscaped backyard is made for summer evenings, w/ a large patio(re-leveled 25') to gather w/ family and friends, not to mention the neighborhood park right across the street! A double detached garage adds excellent parking and storage. The foundation is in excellent condition & was waterproofed w/ weeping tile + sump pit(11'). Other Upgrades include LED pot-lights(24'), spray-foam insulated mudroom (14'), & lighting fixtures throughout(26').

Mudroom 11'24 x 9'60

Kitchen 15'43 x 9'58

Living Room 16'94 x 14'71

Dining Room 13'76 x 13'61

Recreation Room 17'06 x 19'23

Utility Room 22'15 x 11'97

Bedroom 6'75 x 8'76

Four Piece Bath 7'65 x 6'40

Primary Bedroom 13'59 x 11'84

Bedroom 9'20 x 12'69

Bedroom 9'36 x 11'05

Library 8'44 x 11'39

Playroom 11'07 x 16'97

Bedroom 14'90 x 12'31

Listing Presented By:



Originally Listed by:
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