



349 Arthur Wright Crescent Winnipeg

\$439,900

SS Now OFFERS PRESENTED AS RECEIVED!!! OH Oct.25 2-4pm. Welcome to Mandalay West! This well-maintained home has been lovingly cared for by the same owners for 20yrs and offers an impressive list of updates. The main floor features a functional layout with plenty of natural light. Upstairs are 3 bedrooms, including a spacious primary with W/I closet. New bath fitter tub surround, sink, vanity & mirror (24). The refreshed finished basement with new carpet and paint (2025) provides excellent additional living space. Step outside to your backyard retreat! Enjoy the 16' x 12' treated deck or landscaped patio with natural gas BBQ hookup. The yard includes space for a permanent or portable hot tub and a 16' A/G pool with equipment included. A 22' x 24' detached garage offers plenty of parking, storage and hobby space. The front yard is professionally landscaped. Updates include H/E furnace (25), A/C (22), front door (24), HWT (24), LG stove (23), shingles (24), garage shingles/fascia/gutters (24), fence (21), stained (26), upstairs/hallway carpet (24). Walking distance to a K-8 school and park and close to transit. Move-in ready with fantastic updates, outdoor space, garage and location- Don't miss this one!

Eat-In Kitchen 16'08 x 11'67

Family Room 11'75 x 21'33

Living/Dining room 13'08 x 13'67

Two Piece Bath

Bedroom 9'92 x 8'08

Bedroom 8'92 x 13'75

Primary Bedroom 13'58 x 9'75

Four Piece Bath

Recreation Room 12'92 x 14'17

Laundry Room 15'83 x 12'83

Storage Room 9'25 x 5'17

Listing Presented By:



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