



35 Brazil Street Winnipeg

\$499,900

Offers as received. Rarely offered is this 75' x 100' lot that is subdividable. (City of Winnipeg has approved subdivision) Home offers plenty of mechanical upgrades, a huge 26x28 oversized double garage that is heated and insulated plus an additional parking pad. Step inside to hardwoods throughout the main living area, West facing picture window letting in an abundance of natural light. Eat in kitchen offers plenty of counter and cabinet space, and all appliances included. 3 spacious main floor bedrooms with ample closet space and 4 pc bathroom with 1 pc acrylic tub surround and large vanity. Fully finished basement with huge rec room, gas fireplace office and plenty of storage. Additional features and upgrades: Hi eff furnace 2025, central ac 2025, hwt 2025, sump pump, shingles on garage 2024, aluminium soffit and fascia. pvc windows on main floor and so much more. Don't miss this rare opportunity to own 75' lot in the city of Winnipeg with loads of potential for investors or handyman.

Living Room 12 x 15'20

Eat-In Kitchen 14 x 10'90

Primary Bedroom 10'90 x 12'90

Bedroom 8'90 x 11'70

Bedroom 11'70 x 8'50

Four Piece Bath 7'20 x 6'80

Recreation Room 8'50 x 23'80

Three Piece Bath 7'90 x 4'90

Office 8'60 x 13

Listing Presented By:



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