



## 35 Cornell Drive Winnipeg

\$449,999

Showings begin Friday January 30, with offers reviewed Thursday February 5. Open house Sat & Sun from 2-4 PM. No PDS seller never lived. Welcome to this charming, well-cared-for 1,250 sq ft, 3-bedroom bungalow set on a flat 58 x 110 fully fenced lot in a family-friendly neighbourhood—just minutes from the University of Manitoba, making this an ideal location for families, students, or investors alike. The move-in-ready main floor features brand new flooring, an updated kitchen with pantry, and upgraded bathrooms that bring a fresh, modern touch. Vaulted ceilings in the living and dining areas create a bright, open atmosphere perfect for everyday living and entertaining. The primary bedroom offers a private 2-piece ensuite, while the unfinished basement provides excellent potential to add living space and value. Close to schools, transit, shopping, and everyday amenities, with room to build a garage. A solid home with key updates already completed—book your showing today!

Living Room 12 x 21'58

Dining Room 8'75 x 13'67

Kitchen 12'42 x 14'67

Primary Bedroom 11'50 x 13'67

Bedroom 8'67 x 13'67

Bedroom 8 x 10'25

Four Piece Bath

Two Piece Ensuite Bath

Recreation Room 18 x 20'42

Listing Presented By:



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