



## 353 Manitoba Avenue Winnipeg

\$179,900

Offers as received. 3 electric meters could be used as duplex or single family. Long time owners of 46 years say its time to sell this 3bdrm 2 bthrm home with full basement and double detached garage. Step inside to hardwood flooring throughout the main living area, original crown moulding and south facing picture window letting in an abundance of natural light. Eat in kitchen features dining area, white cabinets and plenty of counter & cabinet space. 2 spacious main floor bdrms, w/4 pc bthrm featuring bath fitters tub and tub surround. Upstairs offers 3rd bdrm, 3 pc bthrm & second kitchen which could be converted to 4th bdrm or extra income renting the upstairs. Fully high and dry basement consists of L shaped rec room, wet bar, games area, huge laundry room and plenty of storage. Fully fenced front and backyard. dbl garage, newer shingles on house and garage & some newer windows. Rock solid house. Flexible possession. All furniture can stay.

Living Room 14'20 x 14'20

Primary Bedroom 14'10 x 10'70

Bedroom 7'90 x 11'80

Four Piece Bath 7'20 x 6'20

Kitchen 10 x 7'70

Dining Room 8'60 x 10'10

Bedroom 10'60 x 11'70

Kitchen 9'20 x 9'10

Three Piece Bath 8 x 4'60

Recreation Room 13'50 x 23'70

Laundry Room 10'80 x 9'90

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royalpage.ca](mailto:rickjansen@royalpage.ca)