



## 360 Polson Avenue Winnipeg

\$299,900

S/S now. OTP as rec. Welcome to your new home! This charming & cozy 2-bed house is nestled on a treed & quiet street, offering you the perfect balance of tranquility & convenience. As you step inside, you'll be greeted by the warmth/elegance of updated hardwood floors, which add a touch of sophistication & comfort to every room. The stunningly updated kitchen boasts beautiful cabinets, stylish backsplash, & ample counter space; making cooking & meal prep an absolute breeze. The renovated bathroom features brand new tub & surround, dual sinks & modern fixtures/finishes. The main floor is complete with 2 spacious bedrooms, & a large porch space, perfect for morning coffee or relaxing evenings. The full basement is a blank canvas with space for a large rec-room, space for a den, home office, or gym & plenty of extra storage space. Outside, the fenced yard provides a safe & private oasis for you & your family, with plenty of space for gardening, relaxing, or just enjoying the fresh air. The huge oversized double garage provides secure parking & extra storage space. The neighbourhood features friendly neighbours, & is close to schools, parks, shops, public transportation, & all the amenities you'll ever need!

Living Room 19'50 x 8'92

Dining Room 9'42 x 8'83

Kitchen 13 x 12'25

Primary Bedroom 13 x 8'75

Bedroom 9'17 x 8'67

Porch 12'83 x 5'92

Four Piece Bath

Recreation Room 27 x 8'50

Den 15'08 x 7'33

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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