



367 Colvin Avenue Winnipeg

\$424,900

Showings Start Thurs Aug 27, offers as received. Welcome to this truly unique bungalow tucked away on a quiet street just steps from Rossmere Golf & Country Club. Beautifully maintained and filled with character, this home offers a layout and features you won't find everywhere. A huge sunroom/verandah with skylights overlooks the beautiful backyard and provides a wonderful space to relax. Inside, you'll find formal living and dining rooms, a cozy den with wood parquet flooring and corner fireplace, and a charming country-style kitchen. Beautiful hardwood floors flow throughout the living room, dining room and both main floor bedrooms, and a 4 piece bath completes the main floor. The lower level is partially completed and just needs flooring and drywall, offering a spacious rec room, 3rd bedroom and rough-in for a 3-piece bathroom. Outside, the fully fenced backyard is a showstopper, with incredible botanical landscaping reminiscent of an English garden and mature trees providing shade and privacy. A single attached garage plus carport complete this one-of-a-kind property!

Living Room 11'42 x 18'17

Dining Room 8'92 x 11'08

Kitchen 10'75 x 8'42

Den 12'50 x 16'08

Primary Bedroom 11'08 x 11'58

Bedroom 9'92 x 9'17

Sunroom 15'42 x 11'58

Recreation Room 17'33 x 18'83

Bedroom 17 x 8'67

Four Piece Bath

One Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
jamiemccreedy@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca