



## 37 Meadowland Drive Winnipeg

\$519,900

S/S Now, Offers as received. Welcome to this charming 2-storey home nestled in the heart of Meadows West, Winnipeg. Built in 1988, this meticulously maintained residence boasts 1648 square feet of living space, offering a perfect blend of comfort and functionality for modern living. Original hardwood flooring welcomes you to the main floor, featuring a spacious living room, formal dining area, and an eat-in kitchen with granite countertops. Upstairs boasts three bedrooms and two full baths, including a 3-piece ensuite in the master. The basement offers a versatile rec room, dry bar, and fourth bedroom. Outside, enjoy the fully landscaped backyard with a fire pit. Recent upgrades include a high-efficiency furnace, water tank, shingles, windows, and central AC. A rare opportunity for comfortable living in a sought-after neighborhood!

Living Room 14'20 x 11'11  
Dining Room 11'50 x 9'70  
Family Room 18'20 x 13'50  
Kitchen 14'50 x 11'11  
Two Piece Bath  
Primary Bedroom 14'70 x 11'30  
Bedroom 10'70 x 9'50

Bedroom 11'90 x 9'30  
Four Piece Bath  
Three Piece Ensuite Bath  
Recreation Room 17'90 x 13'11  
Bedroom 16'10 x 8'10  
Playroom 15'10 x 8'10

Listing Presented By:



Originally Listed by:  
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