



## 37 Mohawk Bay Winnipeg

\$394,900

Offers Feb 10 @ 5:30PM. Welcome to this lovingly cared-for home in the heart of Niakwa Park! Cherished by the same family since 1955, this warm and inviting 1200 SF bungalow blends original mid-century charm with thoughtful updates. The main level features a bright, open living/dining room with a stunning picture window, ornate plaster ceiling and built-in cabinetry, plus an eat-in kitchen overlooking the backyard. You'll also find a 5-piece bath with dual sinks and three generous bedrooms with large closets. The spacious basement is a blank canvas ready for future development and includes a laundry area. Upgrades include many PVC windows, a high-efficient furnace, hot water tank ('23) and shingles ('24). Outside, enjoy a well-manicured yard, attached garage, paved driveway, fenced backyard, interlocking brick patio, flower beds and a storage shed. All of this is located near golf, parks, playgrounds and shopping!

Living Room 24'92 x 14'33

Bedroom 10'75 x 10'67

Eat-In Kitchen 10'42 x 14'25

Bedroom 10'06 x 10'67

Primary Bedroom 10 x 14'33

Four Piece Bath

Listing Presented By:



Originally Listed by:  
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