



37 Willart Place Winnipeg

\$349,900

Showings start Wednesday April 22nd with offers to be reviewed Tuesday April 28th at 4pm. Tucked onto a quiet bay in premium North Kildonan, this is one of those homes that hits differently in person. Clean, bright and updated where it matters, with a presence that stands out from the street. This is a true side-by-side that doesn't feel like one. The main living space is filled with natural light, anchored by a large front window and a layout that feels open while still defined. The kitchen has been refreshed with granite counters, tile backsplash and clean cabinetry. Simple, functional and finished in a way that fits the home and leads to a dedicated bright dining space. Upstairs offers two bedrooms with one fit for a king plus a full bath. The lower level is fully finished, adding real living space with flexibility for how you want to use it. This can include rental opportunity with a kitchenette and side entrance. Very solid foundation. Major updates have been handled including tri-pane windows, high quality insulated steel entry doors and air conditioning. Set on a premium bay with a tight-knit feel and long-term owners, this is a home that shows mint.

Living Room 18'10 x 10'10

Dining Room 13'50 x 10'50

Primary Bedroom 13'50 x 12'40

Kitchen 10'20 x 9'30

Bedroom 10'60 x 9

Bedroom 10'80 x 12'50

Bedroom 12'50 x 9'30

Recreation Room 19'50 x 11

Second Kitchen 15'10 x 9

Four Piece Bath

Three Piece Bath

Listing Presented By:



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