



## 375 Armstrong Avenue Winnipeg

\$389,900

Offers Oct 22. Meticulously cared for 4bdrm 1.5bthm w/plenty of upgrades & 30x24 triple car garage('17). Step inside to refinished hrdwd floors throughout('14) & large south facing picture wndw letting in an abundance of natural light. Remodelled eat in kitchen('13) offers plenty of counter and cabinets space, pantry, dining area and all appliances included. 3 spacious main floor bdrms & 4 pc bthrm w/tile tub surround tile flooring & free standing vanity. Open basement rec-room w/games area, 4th bdrm w/2pc ensuite (windows may not meet egress) large laundry area & plenty of storage. Additional features & upgrades: Interlocking brick walkway, 10x32 patio, 18x13 composite deck w/gazebo incl, hi eff furnace ('17), central air, shingles ('24) pvc windows throughout ('13) R50 Blown in insulation in attic, aluminium soffit & fascia, newer electrical panel, maintenance free vinyl siding in the front of home & triple garage w/10' ceilings. Walking distance to parks, schools, amenities & Public trans.

Living Room 17'60 x 14'20  
Eat-In Kitchen 10'10 x 16'50  
Primary Bedroom 11'90 x 12'70  
Bedroom 8'90 x 9  
Bedroom 9 x 11'90

Four Piece Bath  
Recreation Room 17'80 x 26  
Bedroom 11'10 x 8'90  
Two Piece Ensuite Bath 3'90 x 4'80  
Laundry Room 14'40 x 9'10

Listing Presented By:



Originally Listed by:  
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