



## 38 Ashmore Drive Winnipeg

\$409,900

SS Wed Nov 13 OTP Wed Nov 20th. 1071 SF 3 bedroom bungalow available now on quiet street in The Maples! Well maintained, Tons of natural light, open concept, eat in kitchen with plenty of cabinetry, counter space, Dining room that flows nicely to the huge living room. 3pc bath and large primary bedroom with bonus sunroom plus 2 more great sized bedrooms on main. The fully-finished lower level has a massive rec-room with bar and is perfect for home movie nights & entertaining. An office/den, 4 piece bath and laundry/utility room complete the basement. Immaculate fully-fenced backyard perfect for enjoying our great summers! A/C. Front drive access with parking for at least 4 vehicles over sized double garage. And new shingles 2024 Close to everything. A must see!

Four Piece Bath

Bedroom 10 x 10'99

Bedroom 10'10 x 6'99

Primary Bedroom 14'24 x 10'99

Dining Room 8'99 x 8'99

Living Room 12 x 16

Kitchen 10'01 x 10'99

Laundry Room 11 x 6

Recreation Room 37 x 13

Four Piece Bath

Sunroom 10 x 16

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