



38 Kowall Bay Winnipeg

\$499,900

SS now OPEN HOUSE SUNDAY OCTOBER 4. OFFERS MONDAY OCTOBER 5. If you've been searching for a place with room to grow, this 1,685 sq. ft. home offers plenty of space for the whole family. As you enter, you're welcomed by a spacious foyer and an inviting open concept layout. The bright living room features a stone-facing feature wall and a wood-burning fireplace, flowing seamlessly into the dining area and large eat-in kitchen. A 4 Pc bath and Four generous bedrooms are located on the main level, including a primary bedroom which offers a convenient 2-piece ensuite. The fully finished lower level provides even more living space with a large rec room, wet bar, bedroom (may not meet egress) , and 3-piece bathroom--perfect for cozy movie nights, game nights and entertaining. Outside, enjoy a large pie-shaped lot, plus a oversized double garage with a wood-burning stove and workshop, making this a great space for projects, hobbies, and storage. Updates include : Shingles, Windows, Flooring, H/E Furnace and more. This home offers the space, functionality and layout that you've been looking for. Book your showing today.

Living Room 15'10 x 14'50

Dining Room 12'50 x 11

Eat-In Kitchen 14 x 8

Primary Bedroom 13 x 11

Bedroom 13'50 x 9

Bedroom 14'80 x 10

Bedroom 9'50 x 8'70

Recreation Room 36'80 x 14'10

Bedroom 15'10 x 10'90

Laundry Room

Four Piece Bath

Two Piece Ensuite Bath

Three Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
carmelita@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca