



38 Rochelle Bay Oakbank

\$699,900

SS July 21st @ 12:00 PM. Open House Sun, July 26, 2 to 4 PM. Offers reviewed Sun, July 26 @ 6 PM. Built by Schulz Homes, this walkout bungalow is in Oakbank's Crystal Lakes community. Offering 5 bedrooms, a flex room ideal for a gym or home office, and 3 full bathrooms, this home is designed with space and flexibility in mind. The main floor features 9 ft ceilings, a beautifully designed kitchen with quartz countertops, a large island with an apron front farmhouse sink, gas stove, walk in pantry, and main floor laundry, along with a spacious living room centred around an electric fireplace. The fully finished walkout basement with in floor heat feels like a second main level, offering 2 additional bedrooms, a flex room ideal for a gym or home office, a dry bar, a full bathroom, and gorgeous creek views. Enjoy the Duradek deck with glass railing, gather around the outdoor fireplace, and appreciate the convenience of a fenced dog run and app controlled in ground sprinkler system. Quality craftsmanship and a beautiful creekside setting make this home worth experiencing in person. Enjoy all that Oakbank has to offer, including excellent schools, parks, local amenities, and an easy commute to Winnipeg.

Primary Bedroom 12'50 x 12'50

Four Piece Ensuite Bath

Bedroom 10'50 x 9

Bedroom 10'50 x 9

Bedroom 10 x 12'50

Bedroom 9'67 x 9'67

Gym 13'58 x 7

Kitchen 15'42 x 10'50

Dining Room 10'50 x 12'50

Living Room 14'58 x 15

Recreation Room 12'75 x 16'83

Laundry Room

Four Piece Bath

Four Piece Bath

Family Room 17'50 x 22'75

Listing Presented By:



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