



38 Rowand Avenue Winnipeg

\$399,900

SS Now OTP Jan 25 @3pm.OH Jan 24, 2-4pm Welcome to Silver Heights! This spacious 1,776 sf 2-story home offers incredible flexibility with 4 bdrm + a main-floor room that could easily be converted to a 5th bdrm, ideal for a growing family or home office. The bright and inviting main level features a large living room, adjacent dining area, galley kitchen, laundry room and a convenient full bathroom. Upstairs you'll find 4 generous bdrm, including a primary suite with 2pc ensuite, along with a 4pc main bath. The upper level has been beautifully refreshed with all new windows, doors, closet organizers, and fresh paint. The basement provides a large rec room perfect for entertaining, plus an expansive storage area. Step outside to enjoy the south-facing fenced backyard, complete with a patio, impressive stone bar, and a covered deck--perfect for summer gatherings. Rounding out this fantastic property is the O/S dbl insul det garage (25' x 27'), offering plenty of room for vehicles, workshop space, and storage. Recent upgrades: A/C, dryer, blinds, stove (replaced prior to poss.), windows, Shingles (17) garage (12). A wonderful family home in a desirable neighborhood--close to schools, parks, and amenities.

Living Room 15'83 x 12

Dining Room 12'50 x 7

Kitchen 14'50 x 7'75

Office 11'33 x 12

Laundry Room 8'33 x 11'33

Four Piece Bath

Bedroom 13'08 x 11'42

Bedroom 11'25 x 11'42

Bedroom 11'33 x 11'42

Primary Bedroom 19 x 11'42

Two Piece Ensuite Bath

Four Piece Bath

Recreation Room 16'42 x 21'67

Storage Room 9'67 x 21'67

Listing Presented By:



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