



## 384 Magnus Avenue Winnipeg

\$188,000

Showings Starts now, Offer as Received. Welcome to this charming 1 3/4 story home, an excellent opportunity for investors or first-time buyers. Nestled in the heart of the William Whyte neighborhood, this well-maintained residence offers unbeatable convenience, with grocery stores, schools, public transit, and shopping just moments away. The main floor boasts a functional layout featuring an eat-in kitchen, a spacious dining room, and a cozy living area. Upstairs, you'll find 1 Primary bedroom with additional 2 bedrooms and a well-appointed full washroom. A full, partially finished basement provides additional living space or potential for customization to suit your needs. Completing the home is a single detached garage, offering secure parking and extra storage. Don't let this incredible opportunity pass you by--book your viewing today!

Living Room 13'80 x 11'10  
Dining Room 10'11 x 10'10  
Eat-In Kitchen 16'90 x 9'20  
Laundry Room 12'11 x 12'60  
Primary Bedroom 10'50 x 9'90

Bedroom 9'60 x 7'30  
Bedroom 10'60 x 8'11  
Four Piece Bath  
Two Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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