



391 Kirkbridge Drive Winnipeg

\$475,000

S/S Now, Offer as Received, located near Waverley Street on a beautifully landscaped 55x110 lot, this Beautifully maintained 1140 sf 3+ Bedroom Bungalow with a Fully Finished Basement and 24x24 Insulated Garage. The main floor features a bright living room with a bow window and custom blinds, a spacious kitchen with oak cabinets, dining area, pantry, and vinyl flooring. Appliances included: fridge, stove, dishwasher, and microwave. The primary bedroom offers double closets, with two additional bedrooms and a 4-piece bath completing the main level. The full basement includes a large 4th bedroom, office, TV/rec room, washroom and walk-in shower. Additional Features include, Oversized 24x24 insulated garage with workshop space and 220V service Updates: shingles, eaves, fascia, and garage roof (2014); HWT (2015); sump pump (2017) Bairdmore K-6 School just steps away! Don't miss this well-maintained, move-in-ready home - a must-see!

Living Room 17'75 x 14'08
Bedroom 9'58 x 11'75
Kitchen 8'50 x 10'67
Eat-In Kitchen 10'67 x 11'50
Primary Bedroom 12'17 x 12'42
Bedroom
Bedroom 10'58 x 13'08

Recreation Room 13'08 x 22
Storage Room 9'33 x 11'83
Laundry Room 6'17 x 13'08
Four Piece Bath
Four Piece Bath
Office 9'75 x 9'08

Listing Presented By:



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