



392 Templeton Avenue Winnipeg

\$399,900

O/H Sat 2-3:30. Offers Mon April 13th. Meticulously cared for the past 37 years with plenty of upgrades 26x24 double detached garage all backing onto green space. Step inside to refinished original hrdwd flooring throughout the main living area w/ large picture window letting in an abundance of natural light. Remodelled eat in kitchen offering plenty of counter and cabinet space, pantry, quartz counters, under-mount sink, coffee bar, dining area with patio door leading to your 16x12 deck w/ pergola, 10x10 storage shed, south facing fenced yard, garden boxes and amazing dbl garage. 3 spacious main floor bdrms with ample closet space and remodelled 4 pc bthrm w/ bath fitters tub and tub surround. Fully finished basement offers huge rec room w/ dry bar, office, den, plenty of storage and 2 pc bthrm. Additional features & upgrades: Hi eff furnace, hwt 2021, central vac, sump pump, shingles 2024, aluminum soffit fascia and eaves with gutter guards, triple pane pvc windows, composite siding on the front, newer concrete sidewalk, walking distance to schools, public transportation and all amenities. Shows A++

Living Room 16'70 x 14'40
Eat-In Kitchen 16'70 x 10'40
Primary Bedroom 10'80 x 11'50
Bedroom 11'70 x 10'20
Bedroom 10'80 x 8

Four Piece Bath 8'40 x 4'90
Recreation Room 11'40 x 28'90
Office 8'60 x 11'60
Two Piece Bath 5'60 x 6'40
Den 12'50 x 8'20

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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