



396 Fernbank Avenue Winnipeg

\$419,900

O.H Sun Oct 26th 2-3:30. Offers Tues Oct 28th. Cute and cozy 3bdrm 2bthrm 1435sqft home with finished basement, single attached garage and fully fenced backyard. Step inside to laminate floors seamlessly throughout formal dining/living room w/ 16 vaulted ceilings and large windows letting in an abundance of natural light. Remodelled eat in kitchen offers plenty of counter and cabinet space, tile backsplash, island and all SS appliances included. Upstairs offers loft area overlooking the living room which is a great reading space, or office. 2 spacious second floor bedrooms both with walk in closets and 4 pc bathroom w/ tile tub surround, tile flooring and stone vanity. Lower level boasts 2nd living space w/ tile facing fireplace and patio doors leading to your 22x16 patio. 3rd bdrm and second full bathroom finish off this space. Basement offers rec room, laundry room and plenty of storage. Additional features & upgrades: Shingles 2023, aluminum soffit and fascia 2012, some newer pvc windows, newer hwt, central air, walking distance, to parks, schools and amenities.

Living Room 12'10 x 14

Dining Room 10'80 x 9'10

Kitchen 11'20 x 13'20

Loft 8'60 x 9'80

Primary Bedroom 13'80 x 11

Four Piece Bath 7'90 x 4'90

Bedroom 9'80 x 9'60

Great Room 25'20 x 16'60

Bedroom 8 x 9

Three Piece Bath 8'10 x 4'90

Recreation Room 16'80 x 10'70

Listing Presented By:



Originally Listed by:
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