



## 399 William Newton Avenue Winnipeg

\$299,900

Immaculate and inviting 3-bedroom, 2-bathroom home at 399 William Newton Ave in a desirable, up-and-coming Winnipeg neighborhood. This charming residence offers just under 1100 SF of bright and airy living space, featuring a formal dining room and a beautifully finished basement complete with a stylish wet bar--perfect for entertaining. The property is situated on an impressive 50-foot-wide lot, boasting a spacious fully fenced yard with mature trees, a delightful deck, and an oversized double garage. Just some of the many recent upgrades include: shingles(2024), Bell/MTS security system, fence(2025), exterior doors(2024), garage(2014), garage door opener(2023), and much more. Conveniently located near amenities, schools, and parks. Turn-key and ready for you--call today to view!

Primary Bedroom 10 x 11'50

Bedroom 10'50 x 9

Bedroom 14 x 9

Three Piece Bath

Four Piece Bath

Dining Room 9 x 12'50

Living Room 11 x 12

Kitchen 11'50 x 11'50

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
ginocipriano@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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