



## 4 Halkirk Bay Winnipeg

\$479,800

Offers as Received//SELLER OFFERING \$10,000 CASHBACK TO BUYER ON CLOSE// Sunny 4 bedroom 2 bathroom 1296 SqFt bungalow perfectly situated backing onto Rossmere golf course & right beside the neighbourhood park. Step inside and feel the warmth of the bright living spaces, with refinished hardwood flooring throughout '25, L shaped living/dining room & 3 main floor bedrooms with plenty of room for a growing family to spread out. Upgrades include central A/C '24, hotwater tank '24, new light fixtures & PVC throughout. Downstairs, discover a large recreation room the perfect canvas for your dream home theatre, kids play zone or home gym! The possibilities are endless. Enjoy the convenience of a single attached garage, keeping your vehicle out of the Winnipeg weather. But the real magic lies outdoors! Imagine summer evenings in your backyard overlooking the greens, or watching the kids play in the park just steps away. This home offers an unbeatable lifestyle combination of quiet residential living, direct access to green space & recreation, all within walking distance to schools and amenities. Don't miss your chance to plant roots in this sought-after Rossmere location.

Living Room 12'79 x 25'50

Dining Room 9'59 x 11'37

Kitchen 10'47 x 10'90

Primary Bedroom 9'57 x 13'73

Bedroom 10'20 x 9'15

Bedroom 13'78 x 8'97

Four Piece Bath 10'18 x 7'13

Bedroom 9'77 x 11'83

Recreation Room 27'12 x 23'04

Laundry Room 17'31 x 21'10

Three Piece Bath 8'06 x 10'03

Cold Room 6'16 x 1'80

Listing Presented By:



Originally Listed by:  
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