



40 Hart Avenue Winnipeg

\$329,900

Showings start Thurs Sept 24, offers as received. Set on a tree-lined street in Glenelm, this character home pairs beautiful period details with a fully updated kitchen and a truly memorable outdoor space. The window-filled front porch welcomes you in, while hardwood floors run through much of the main and upper levels. The spacious living room features decorative leaded-glass windows, rich wood trim and a painted brick feature wall, and opens to the adjoining dining room with wood wainscoting and built-in display cabinets. The refreshed kitchen offers light grey cabinetry, white tile backsplash, generous counter space and a deep sink beneath the window. Upstairs are three bedrooms, including a bright primary with a wall of windows, plus a 4-piece bath with a warm wood ceiling. The basement adds a rec room with a huge built-in jacuzzi tub, a 3-piece bath and plenty of storage in the laundry and utility area. A double attached garage is another welcome feature, but the showstopper is above it: a sprawling raised deck with open-air space, a partially covered area and room to gather or unwind. A home full of character, with an outdoor retreat you'll want to show off!

Living Room 12'50 x 13'08

Dining Room 10'67 x 10'75

Kitchen 8'67 x 12'58

Primary Bedroom 13'25 x 10

Bedroom 7'75 x 8'08

Bedroom 9'08 x 13'33

Recreation Room 13'33 x 11'50

Four Piece Bath

Three Piece Bath

Porch 9'67 x 7'92

Listing Presented By:



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