



41 Humboldt Avenue Winnipeg

\$299,900

OFFERS REVIEWED TUES SEPT 9 NOON. What a special home, loved by same owners over 50 years!!! Positioned in a perfect, quiet, old St Vital neighborhood where you find access to great schools and shopping. Come in & let the journey begin. First, you find a Quaint living room with large window to let natural light in. The kitchen provides loads of cabinetry and counter space for meal prep plus updated appliances. There is an extra large dining space for big family gatherings with built in storage. You will notice the primary bedroom is quite spacious with ample closet space. The additional bedroom offers a sliding door to the 3 season sunroom! Head down to the basement where you discover more space to spread out & use as you please! You even find an additional washroom & stand up shower! There is so much storage as well! Step outside to your wrap around deck! Dreaming of a garden big enough to supply food for the winter? You got it! The completely fenced yard is huge and just waiting for its new family to enjoy the private space. The double garage is just massive, & big enough to double as a shop! Notable updates: 2021- front sidewalk & dishwasher, 2020-HWT, 2016-Shingles, 2009-Windows, 2008- Furn & A/C

Living Room 17'30 x 12'10
Eat-In Kitchen 11'90 x 8'20
Dining Room 13'40 x 7'90
Primary Bedroom 11'80 x 11'70
Bedroom 11'70 x 9'30

Sunroom 14'10 x 7'90
Four Piece Bath
Recreation Room 17'70 x 15'70
Den 9 x 9
Three Piece Bath

Listing Presented By:



Originally Listed by:
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