



## 428 Queen Street Winnipeg

\$329,900

Showings start June 8th with offers reviewed June 16th at 11 AM. Great starter home in Sunny St James! Sitting on a large 61'x152 lot with house off to one side! Step inside to an inviting front entrance, an open concept floor plan with plank floors, bright living room with large windows, eat in kitchen with large breakfast bar, ample storage and granite countertops. Large bedroom on main floor + spacious bathroom. The upper level features a large primary bedroom. Full basement is partially finished with tons of storage + laundry. The large backyard offers a deck, sunroom, double garage + plenty of space to play, garden & enjoy the upcoming summer. Other features include an upgraded furnace, central AC, PVC Windows, newer hot water tank + newer roof shingles. Buyers to do their own due diligence in regards to any subdivision.

Living Room 19 x 12'50

Eat-In Kitchen 12'50 x 10'20

Bedroom 11'86 x 10'35

Four Piece Bath

Primary Bedroom 23'30 x 12'88

Recreation Room 24 x 9'79

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

enricoracciatti@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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