



## 43 Bridgewood Drive Winnipeg

\$624,900

OTP Mon May 4th O/H Sat 2-3:30pm. 1509Sqft 4bdrm 3bthrm w/ FF basement insulated, 22x22 dbl att garage situated on a beautiful pie shaped lot.Step inside to LVP flooring("24) seamlessly throughout the main living area.Living room offers 10' ceilings built in entertainment feature wall w/gas fireplace, large picture wndw letting in an abundance of natural light. Eat in kitchen offers plenty of counter & cabinet space,subway tile backsplash, walk in pantry, island w/ seating for 4 & all SS appliances incl.Formal dining w/ patio doors leading to your fully fenced backyard, wrap around deck, patio, garden & storage shed.Primary consists of WIC w/ built ins, 4 pc ensuite w/walk in acrylic shower & freestanding jetted soaker tub.2 more spacious main floor bdrms w/ ample closet space, 4 pc main bthrm & spacious mud room w/ rough in for main floor laundry. Basement offers huge rec room w/LVP flooring throughout over dricore, games area, 4th bdrm, 3 pc bthrm w/ custom shower & plenty of storage w/ built in shelving. Additional features & upgrades:Hi eff furnace & AC, HRV, sump pump, engineered floor joists, walking distance to parks, amenities & public transportation.All permits pulled.Shows A+

Living Room 17 x 12'60

Dining Room 10'30 x 11

Eat-In Kitchen 12'60 x 14'40

Primary Bedroom 17'70 x 11

Four Piece Ensuite Bath 9'20 x 9

Bedroom 10'30 x 11'40

Bedroom 10'30 x 9'90

Four Piece Bath 9'10 x 5

Recreation Room 17'50 x 33

Bedroom 9'50 x 16'30

Three Piece Bath 10 x 5'50

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royalpage.ca](mailto:rckjansen@royalpage.ca)