



43 Roselawn Bay Winnipeg

\$389,900

Offers reviewed Tues March 17. ***OPEN HOUSE SUN MAR 15: 12-1:30*** A special bungalow where you encounter so many memories and so much love in a home owned by the same owners the past 49 years!!! Beautiful curb appeal abounds plus you have front drive access to your double attached garage! Step in to this spacious 1317 SF bungalow and enjoy the massive formal living room with huge picture windows. Around the corner you discover a comfortable dining space, big enough for a large family gathering! Check out the huge kitchen and picture yourself utilizing all the cupboards and counter tops as you put together a feast! You even find an area for a table and chairs. Head down the hall to the big Primary bedroom with plenty of closet space plus a 2 piece ensuite! There are 2 more spacious bedrooms on the main level. You will find the washroom squeaky clean! The basement is enormous & offers a large & very comfortable rec-room. There is another rec-room called "the party room" which has a wetbar! You find a pretty 3 piece washroom, a hobby room & the laundry room with so much storage space! Out back there is an enormous fenced yard with a gazebo. Updates: HWT 2025, Furn & A/C 2021, Shingles & driveway 2016.

- Living Room 19'11 x 12'60
- Dining Room 12'40 x 9'60
- Eat-In Kitchen 16'90 x 9'11
- Primary Bedroom 12'40 x 10'60
- Two Piece Ensuite Bath
- Bedroom 11'70 x 9'50
- Bedroom 9'10 x 9'50

- Four Piece Bath
- Recreation Room 23'10 x 13
- Family Room 18'80 x 16'50
- Storage Room 17'50 x 16'20
- Laundry Room 8 x 7'50
- Three Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

deborah@royallepage.ca
<https://www.royallepage.ca/en/agent/manitoba/winnipeg/deborah-leblanc/72968/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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