



## 434 VAUGHAN Avenue Selkirk

\$339,900

You'll feel instantly at home the moment you arrive, greeted by charming, fantastic curb appeal! Offering 960 SF and a functional layout with inviting outdoor spaces. Enjoy both front and back decks, a fenced yard with room to relax or garden, and a single detached garage. Step inside to a bright eat-in kitchen with plenty of natural light, opening into a cozy living room with beautiful hardwood floors and flexibility for your preferred setup. The main floor includes two comfortable, well-sized bedrooms and a full 4-piece bathroom. Downstairs, the fully finished lower level offers a spacious rec room, a large third bedroom, a 2-piece bathroom, and two separate rooms for storage and utilities. This home offers a great opportunity to move in and make it your own. Book your private showing today!

Eat-In Kitchen 11'42 x 13'50

Living Room 13'25 x 17'08

Primary Bedroom 13'67 x 11'08

Bedroom 13'75 x 9'83

Four Piece Bath

Two Piece Bath

Recreation Room 19'58 x 12

Bedroom 15'25 x 12'25

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
[derekdaneault@royallepage.ca](mailto:derekdaneault@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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