



44 Lansdowne Avenue Winnipeg

\$197,000

Offers as received. Cute and cozy 2 bdrm 1 bthrm bungalow in desirable Scotia Heights only steps from Scotia St. Step inside to gleaming refinished hardwood floors throughout the open concept living/dining room. Eat in kitchen offers newer kitchen cabinets, plenty of counter space, subway tile backsplash, pantry and all appliances included. 2 Spacious main floor bdrms & 4 pc bthrm w/clawfoot tub, acrylic tub surround, vanity w/backsplash & vinyl flooring. Additional features and upgrades: convenient main floor laundry, Hi and dry basement with newer electrical panel(no knob and tube) Newer shingles, hi efficient furnace('15) pvc windows throughout('15) Hwt('20) 8x12 Deck('20) 6' fully fenced backyard, interior paint('23) 18x12 single detached garage, walking distance to schools, parks, amenities & public transportation

Living Room 10'90 x 9'30

Dining Room 12'20 x 9'30

Eat-In Kitchen 9 x 11

Bedroom 9'20 x 11'20

Bedroom 9'30 x 7'30

Four Piece Bath 3'80 x 9'20

Listing Presented By:



Originally Listed by:
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