



444 Linden Avenue Winnipeg

\$349,900

Offers reviewed Wed Sept 23. OPEN HOUSE SAT SEPT 19: 2-4 & SUNDAY SEPT 20: 1-3. WOW! What an opportunity to get such a solid home in a fabulous neighborhood. Original owners say it's time to sell and let the next family start creating memories. The spacious and bright living room offers such an inviting feeling. Step into the solid wood kitchen which was updated late 90's and see what quality workmanship is really all about! Down the hall you discover the ample sized Primary bedroom with good closet space. There are 2 additional bedrooms on the main level as well. Head to the basement to check out all the possibilities. In the past, it was used for a variety of uses but now, you decide!!! You even find a 3 piece washroom! The landscaping around the property is well thought out and stunning! From the interlocking bricks to the TREX deck to the gorgeous perennials and Italian grapes, this property is completely fenced and was made for enjoyment! The Garage features a gas furnace and an attached carport so you can work on your vehicle during winter! Book your private viewing today!

Living Room 17'60 x 12'20

Eat-In Kitchen 14'40 x 8'80

Primary Bedroom 12'70 x 10'83

Bedroom 11'92 x 8'67

Bedroom 10'83 x 8'67

Four Piece Bath

Recreation Room 33 x 12'30

Three Piece Bath

Laundry Room 12 x 8

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

deborah@royalpage.ca
<https://www.royalpage.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@royalpage.ca