



446 Marion Street Winnipeg

\$289,900

Offers Tues April 28th. Amazing opportunity to own a super straight & solid home in the sought after neighbourhood of St. Boniface. This 2 bedroom bungalow is completely move in ready & has been wonderfully updated with a stunning design. The main floor features gorgeous hardwood floors & a large living room that's open to the dining space. The beautiful kitchen features white quartz countertops, stainless steel appliances, & updated cabinets. The bathroom also features quartz counter tops & an updated shower/tub. There's two large bedrooms on the main floor with the primary bedroom having a walk in closet. The fully finished basement features a large rec space which could accommodate another bedroom if desired. There's a large laundry room, and a storage/den space. The home is situated on a huge 41ft x 122ft lot which provides a massive backyard space perfect for activities & entertaining. There's also a detached garage and parking pad. Walking distance to schools, parks, shopping, and all the amazing restaurants the area provides. Updates: Kitchen '22, Appliances '22, Bath '22, Blinds '22, Front Hardie board exterior '22, HWT '22, Furnace '20, AC '20, Garage door opener '23, mostly PVC windows.

Living Room 14'60 x 12'50
Kitchen 12'10 x 7'10
Primary Bedroom 12 x 9'60
Bedroom 12'30 x 8
Recreation Room 23'10 x 16'80

Den 7'40 x 7'20
Four Piece Bath
Laundry Room 12 x 7'10
Walk-in Closet

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

MichaelWalker@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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