



45 Normandy Drive Winnipeg

\$399,000

Showings start now, and offers as received . Welcome to this charming bungalow in Crestview! Boasting nearly 1,200 sq ft, this home features an L-shaped living/dining room with oak hardwood floors, three spacious bedrooms, including a primary bedroom with dual closets and a 2pc ensuite. The kitchen, updated in 2009, includes maple cabinets, stainless steel appliances, and room for a cozy eat-in nook. The basement is fully finished with a large rec room, a den, and a generous additional bedroom (requires egress window), complemented by a 3pc bath and ample storage. Upgrades include shingles (2016), a double garage (2010), a concrete driveway (2017), a deck (2012), and updated fascia, soffits, and eaves. The private fenced backyard is perfect for relaxation, featuring a hot tub (2016) and plenty of space for outdoor activities. Close to schools, parks, and amenities. Book your showing today!

Living Room 12 x 16'30
Dining Room 9'10 x 8'80
Kitchen 13'90 x 12'50
Primary Bedroom 14 x 11'40
Two Piece Ensuite Bath
Bedroom 11 x 9
Bedroom 9'10 x 8

Four Piece Bath
Recreation Room 23'50 x 17'50
Bedroom 13'50 x 8'50
Three Piece Bath
Den 10'40 x 8'60
Utility Room

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

daljeetgill@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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