



45 Sandale Drive Winnipeg

\$259,900

Offers Sun June 1st eve.*Southglen Park* Welcome to 45 Sandale Dr. in St. Vital This Adorable Family Home situated on a quiet lot in the heart of St. Vital features 3+ Brs, 2 Baths, 1,472+/- sq.ft & parking for 2 vehicles. This bungalow style MH offers a spacious open space living room/dining room with eat-in kitchen for those large family gatherings with plenty of pantry space & 6 Appliances. The functionality of this floor plan offers 3 bedrooms with the primary sporting a walk-in closet and 3 Pce. ensuite with the possibility of converting the 4 seasons sunroom to a 4th Bedroom space separate from the main home for those teenagers/in-laws needing some private space. Options include Dual-pane low-e argon Windows, 34' x 10' Deck, 10' x 10' Pergola, 14' x 12' insulated Shed.....and More! Lot fees are \$623.90/mo. & include sewer, water, taxes, snow cleaning (common areas) & lot lease. The park has a seasonal salt water swimming pool, community hall, large storage facility with Schools, Shopping & Transportation and much more. Don't miss this opportunity to own this Awesome Home and all this community has to offer!

Living Room 14'58 x 13'67
Eat-In Kitchen 14'75 x 14'58
Primary Bedroom 14'58 x 12'08
Three Piece Ensuite Bath
Walk-in Closet

Bedroom 9'33 x 7'50
Bedroom 9'33 x 11'33
Four Piece Bath
Sunroom 15 x 11
Laundry Room 10 x 8'50

Listing Presented By:



Originally Listed by:
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