



453 Aberdeen Avenue Winnipeg

\$159,900

Step into this inviting 3-bedroom, 1-bathroom, 1 1/2 storey home that exudes charm and character. The open concept living area is perfect for both family living and entertaining, creating a warm and welcoming atmosphere. Nestled in a location that's just a stone's throw away from schools, parks, and public transportation, your daily life will be nothing short of convenient. The full basement offers generous storage space and potential for customization. Enjoy comfort in the summer with the central air conditioning. Improvements, include a 200-amp panel, high-efficiency furnace, PVC windows, new vinyl plank flooring, trim, light fixtures, switches, a modern fridge and washer, and an updated bathroom featuring a new toilet and vanity, make this home ready for you to move right in. The home sits on a well-sized fully fenced lot with a single garage, completing the package. Offering comfort and convenience, this home is waiting for you to call it your own.

Living/Dining room 10'92 x 22'75

Eat-In Kitchen 10'83 x 11'92

Primary Bedroom 10'33 x 21'08

Bedroom 7'42 x 9'83

Bedroom 7'42 x 10'17

Four Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

johnhuver@royalpage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rckjansen@royalpage.ca