



453 Aberdeen Avenue Winnipeg

\$147,777

Step into this inviting 4-bedroom, 1-bathroom, 1 1/2 storey home, filled with charm and character. The open-concept living area is perfect for family life and entertaining, creating a warm, welcoming atmosphere. Just a stone's throw from schools, parks, and public transportation, this location ensures your daily life is nothing short of convenient. Fully insulated, the full basement provides generous storage and potential for customization. Stay cool in summer with central air conditioning. Improvements include a 200-amp panel, high-efficiency furnace, PVC windows, vinyl plank flooring, trim, light fixtures, switches, attic insulation, R24 insulation in main lvl walls, a modern fridge and washer, a 4th bedroom on the main level (also perfect for an office or den), and an updated bathroom with a new toilet and vanity. This move-in-ready home sits on a well-sized, fully fenced lot with a single garage, offering both comfort and convenience. It's just 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

Bedroom 10 x 12

Listing Presented By:



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