



453 Sydney Avenue Winnipeg

\$329,900

Offers Mon Oct 20. Incredible opportunity in the wonderful safe neighbourhood of Rossmere East Kildonan. This super solid home features 1,016 sqft with 3 bedrooms, 1.5 bathrooms, fully finished basement, massive backyard with double garage + parking pad. The main floor features a large living room with beautiful hardwood floors, a well laid out kitchen with updated appliances & large pantry with tons of space for a dining table. There's one bedroom on the main floor & a large full bathroom with updated tub + shower. Upstairs features two large bedrooms big enough for king sized beds with tons of closet space & hardwood floors. The finished basement provides loads of extra living space with a big rec room, wet bar, updated bathroom, laundry/mechanical room with updated appliances, laundry sink, & H/E furnace. The backyard is massive providing tons of space for activities + fire pit area. The double garage provides loads of extra storage space + an overhang area perfect for covered seating + BBQ. Super energy efficient home with updated insulation. Walking distance to all levels of schools & only 7 minutes to downtown! Updates: Shingles'24, Eaves'24, Garage door'20, H/E furnace + AC'14, PVC windows'08.

Living Room 12 x 16

Four Piece Bath

Two Piece Bath

Bedroom 9'60 x 11'60

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Primary Bedroom 9'60 x 12

Eat-In Kitchen 10 x 14

Recreation Room 11 x 22'60

Laundry Room 11 x 11

Listing Presented By:



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