



46 Longford Avenue Winnipeg

\$424,900

Showings Start Tues Oct 14. Offers Tues Oct 21. Welcome to this charming 3-bedroom bungalow in highly sought-after River Park South. The bright and inviting main floor offers an open-concept layout, with the living room flowing seamlessly into the eat-in kitchen. Large windows bring in an abundance of natural light, creating a warm and welcoming atmosphere. The third bedroom has been thoughtfully converted into an open office space but can easily be closed back up. The partially finished lower level expands your living space with a spacious rec room, den, office or hobby room, laundry area with sink, cold room, storage, and a convenient 3-piece bathroom. Step outside to a fully fenced backyard featuring a large deck, mature trees, and plenty of space for kids or pets to play. Nestled on a quiet street close to parks, schools, shopping, and all amenities, this home combines functionality, flexibility, and location--making it an excellent choice for families or anyone looking for comfort in a well-established neighbourhood.

Eat-In Kitchen 13 x 12

Living Room 19'12 x 12'37

Primary Bedroom 12'67 x 11'52

Bedroom 11'76 x 9'76

Bedroom 11'57 x 9'75

Den 14'63 x 14

Recreation Room 16'44 x 11'59

Hobby Room 17'36 x 9

Storage Room

Cold Room 11'83 x 5'93

Four Piece Bath

Three Piece Bath

Listing Presented By:



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