



46 Park Springs Bay Winnipeg

\$868,400

S/S Now. Offers as Received. Open House Sunday, June 1st (2:00 - 4:00 PM). Discover the perfect blend of Elegance, Comfort & Functionality in this exceptional 2063 sqft Lakefront Bungalow with Walkout Basement, located in the Waterford Green. From the moment you arrive, you're greeted by grand oversized doors & an inviting Entrance. Inside, the open-concept functional design with high ceilings & expansive windows that flood the home with natural light. The spacious kitchen & large living area with a cozy gas fireplace and a wet bar creates the perfect space for family gatherings. With 3 generously sized bedrooms and 2.5 baths on the main floor, this home provides ultimate convenience & luxury. The fully finished walkout basement offers a spacious great room and 2 additional large bedrooms, each with its own full bath. Step outside to a massive, beautifully landscaped lot, a fenced yard, grand deck and patio area with Lake Views. Located in a quiet bay in the desirable Waterford Green neighborhood, this home is just minutes away from major amenities, making it the perfect location for your Family. A Must See Home, Schedule a showing Today!

Primary Bedroom 13'70 x 11'60

Bedroom 13'10 x 9

Bedroom 13'60 x 11'30

Living Room 14'40 x 13'80

Eat-In Kitchen 9'20 x 9'20

Kitchen 14'80 x 9

Great Room 13'70 x 11'60

Dining Room 15'40 x 6'70

Recreation Room 20'50 x 15'40

Bedroom 13'80 x 11'90

Bedroom 14'10 x 14'10

Eat-In Kitchen 15'20 x 9'20

Six Piece Ensuite Bath

Four Piece Bath

Two Piece Bath

Four Piece Ensuite Bath

Four Piece Ensuite Bath

Listing Presented By:



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