



463 Arlington Street Winnipeg

\$249,900

OTP as rec. Discover this exquisite character home nestled in the vibrant heart of the West End. This splendid home exudes timeless charm; boasting hardwood floors, wood railings, lots of large windows for great natural light, & w/ 3 good sized bdrms, this home is perfect for a growing family or first time home buyers. The living room is a bright space & the perfect place to relax. The well laid out kitchen features an abundance of cupboards/counter space, great for meal prep & hosting friends/family. A large & convenient dining room complete w/ fireplace showpiece finishes off this great main floor. The upstairs is home to 3 good sized bdrms, a tastefully updated 4pc bath, & even extra storage space. The rock solid/straight basement has been insulated for your comfort. It is home to your laundry area & utility area, but could be transformed to have a fantastic rec-room space as well. Outside the home features a good sized yard & awaits your dreams with how to make it your own. In addition there is also ample room for parking too. Add'l updates: Hi-Eff Furnace(24), Hot Water Tank(18), Newer PVC Windows, New Plumbing/Wiring(23), New Insulation Walls/Attic(24), Exterior Paint/Trim(24),Exterior Doors(26)

Living Room 12'50 x 12'17

Dining Room 13'42 x 9'50

Kitchen 13'25 x 9'67

Foyer 7 x 6'33

Primary Bedroom 12'33 x 11'17

Bedroom 11'58 x 11'17

Bedroom 8'42 x 8

Recreation Room 23'75 x 16'92

Four Piece Bath

Listing Presented By:



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