



## 47 Hershey Street Winnipeg

\$321,000

At 1214 SF, this charming two-storey home in Valley Gardens offers a warm and inviting layout ideal for everyday living. A grand front foyer welcomes you inside to a spacious main level featuring a bright living room, generous eat-in kitchen with ample cupboard and counter space, a versatile bedroom or office, and a 2-piece bath. Upstairs, you'll find two comfortable bedrooms with generous closet space and newly added carpet, plus a 4-piece bathroom and a convenient linen closet. The fully finished basement adds even more living space with a cozy family room, an additional bedroom, and laundry/storage area. Step outside to enjoy the attached 3-season sunroom, fenced backyard with firepit and shed, plus a beautiful front yard complete with deck, garden boxes, and paved driveway. Ideally located close to schools, parks, shops, public transit, Concordia Hospital, swimming pool, YMCA and golf!

Living Room 15'50 x 13'67

Eat-In Kitchen 13'75 x 17'33

Primary Bedroom 10'92 x 15'07

Bedroom 9 x 9'75

Bedroom 11 x 9

Bedroom 12'58 x 10'42

Family Room 13'58 x 10'42

Laundry Room 15'83 x 10'83

Four Piece Bath

Two Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[johnhuver@royallepage.ca](mailto:johnhuver@royallepage.ca)

**ROYAL LEPAGE**

Royal LePage Prime Real Estate

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)