



## 48 Jubinville Bay Winnipeg

\$439,900

OTP 06/22 Welcome to a home where memories have been cherished for over 30 years. Lovingly maintained by the same family, this 1,085 sq. ft. bungalow offers 3 bedrooms, 2 bathrooms, and a fully finished basement designed for comfortable family living. A brand-new central air conditioning system is being installed, adding even more value and peace of mind. Step outside to a beautifully landscaped backyard backing directly onto Jubinville Park, creating the perfect setting for morning coffee, family gatherings, or watching the kids play. Unwind in the private hot tub, enjoy the convenience of a single detached garage with extra storage, and appreciate the durable, low-maintenance metal roof and new electrical panel for years of worry-free living. Nestled on a quiet bay, this home is ideally located within walking distance of parks, schools, churches, and everyday amenities, making it an exceptional choice for growing families. Pride of ownership shines throughout, with decades of thoughtful care and maintenance evident in every room. Now this warm and welcoming property is ready for its next chapter, offering a new family the opportunity to create lasting memories in a location that truly feels like home.

Kitchen 9'75 x 8'25

Living/Dining room 19'50 x 15'50

Primary Bedroom 9'75 x 10'75

Bedroom 9'08 x 9'83

Bedroom 7'83 x 11'33

Four Piece Bath

Other 8'42 x 11'17

Recreation Room 14'67 x 11'25

Recreation Room 20'67 x 14'25

Laundry Room 6'58 x 6'58

Storage Room 16'67 x 6'50

Three Piece Bath

Listing Presented By:



Originally Listed by:  
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