



480 Burrin Avenue Winnipeg

\$339,900

Open house May 9 (12-1:30pm). Offers reviewed May 12. Come discover this well maintained home at an ideal location being west of McGregor street! Main level features hardwood flooring, large primary bedroom, two additional bedrooms, full bathroom, eat in kitchen, plus a formal dining area. The lower level consists of a large recreation area, wet bar, extra bedroom (window non egress), and sprawling utility/laundry room designed for serious storage. Upgrades include chimney repointed (2026), Roof shingles (2025), Hot water tank (2023), 2-stage furnace, Attic insulation, PVC windows, and more. Situated on an oversized 52'x118' lot, there is plenty of space to enjoy the south facing fenced backyard, single car garage & parking area. Close to GC mall, golfing, restaurants, and walking distance to Ecole Belmont. Make the discovery!

Living Room 14 x 12

Dining Room 10'08 x 8'42

Primary Bedroom 12 x 11'58

Bedroom 11'50 x 8'33

Bedroom 9'75 x 9'50

Bedroom 11 x 7'83

Eat-In Kitchen 13 x 8'33

Recreation Room 26'50 x 9'83

Utility Room 29'33 x 9'17

Four Piece Bath

Two Piece Bath

Listing Presented By:



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