



## 5 Neil Place Winnipeg

\$439,900

Offers Mon Feb 23. Very rare opportunity to own this spacious bungalow tucked away on the most private street in the famous Frasers Grove neighbourhood. This one of a kind home is built with steel beam construction and features nearly 2,600 sqft of living space, 4 bedrooms, 2 full bathrooms, fully finished basement, attached garage with front driveway, and a huge fully fenced backyard. Nestled on a massive lot of nearly 8,000 sqft boasting lush foliage & river views from the living room & primary bedroom. Everything about this home is grand, from the size of the rooms, the amazing basement layout, to the very private backyard, this home was meant for entertaining! The main floor is filled with natural light & features stunning character elements like arched doorways & beautiful crown moldings. The basement features a huge rec room with full wet bar & tons of space for activities. Steps away from Kildonan Drive, only 5 minutes to downtown, & all the important amenities near by on Henderson Hwy, this location is truly perfect! Important updates include: Fridge + OTR microwave'25, H/E furnace & AC'23, exterior doors'23, paint'23, light fixtures'22, washer & dryer'21, fence'20, insulation'17, shingles'15.

Living Room 21'42 x 16'92  
Dining Room 11'25 x 10'58  
Kitchen 13'75 x 11'58  
Primary Bedroom 14'92 x 12  
Bedroom 13'92 x 10'58  
Bedroom 13'17 x 11'33

Bedroom 13'17 x 11  
Three Piece Bath  
Three Piece Bath  
Recreation Room  
Utility Room

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

MichaelWalker@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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