



## 500 Newman Street Winnipeg

\$339,800

Offers as received! Situated on a desirable Wolseley street just steps from shops, schools, transit and walking trails, this well maintained two-storey blends classic charm with smart updates. An inviting front porch welcomes you into a spacious foyer, leading to a bright living room and formal dining area with hardwood floors. The main floor office features built-in desk and shelving, perfect for working from home, while the updated kitchen includes appliances and connects to a practical mudroom. Upstairs offers three bedrooms with beautiful fir floors and a renovated sunroom (re-insulated with new floors and windows in 2012), ideal as a reading nook or flex space. The refreshed 4-piece bath includes a relaxing soaker tub. Enjoy central air and a fully fenced backyard, with interlocking brick patio (2017) and shed. Additional upgrades include shingles (2014), furnace (2025), insulation in exterior walls (2012) and attic (2019), plus a 100 amp panel. Seller states no knob and tube wiring. Unfinished basement provides excellent storage space. This one won't last long, book your showing today!

Living Room 9'60 x 9'90

Dining Room 9'40 x 13'50

Office 9'20 x 6'70

Kitchen 9'20 x 9'11

Primary Bedroom 12'50 x 10'60

Sunroom 11'10 x 7'70

Bedroom 7 x 7'10

Bedroom 13'80 x 9'60

Four Piece Bath 6 x 9

Listing Presented By:



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