



51 Royal Oak Drive Winnipeg

\$524,900

Showings Start Tues May 13. Offers 5pm Tues May 20. Welcome to this beautiful, sunny home in a quiet pocket of Whyte Ridge. As you walk in you will notice the open feel of the home, with the large landing leading a few stairs up to the living area, or a few stairs down to the finished basement. The living/dining/kitchen area is flooded with light via an abundance of windows. Vaulted ceilings lend a sense of grandeur to the space. Down the hall you will find a spacious primary bedroom with 3 piece ensuite, 2 more great sized bedrooms, and a 4 piece bath. In the lower level, you will forget you're in the basement with the large windows and cozy carpet and lighting. In addition to a huge rec room with bar (and roughed-in plumbing for wet bar) you have a 4th bedroom, 3pc bath, and laundry/utility room. Beautiful fenced backyard features a 2-tier deck leading onto a large lawn with plenty of space for the kids or pets to play! Close to playground, shopping, and schools, there's lots to love about 51 Royal Oak Drive!

Living Room 13'50 x 11

Dining Room 13'50 x 9

Kitchen 12'50 x 17'50

Primary Bedroom 15 x 12'80

Bedroom 11 x 9'25

Bedroom 11 x 9

Bedroom 12 x 10

Recreation Room 35 x 19

Four Piece Bath

Three Piece Ensuite Bath

Three Piece Bath

Listing Presented By:



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