



534 Belmont Avenue Winnipeg

\$374,900

Showing starts Oct 27. Offers Nov 3rd after 6pm. Open House Sat & Sunday @ 2-4pm. Welcome to this charming family home with lovely curb appeal, lovingly maintained by its current owner! Featuring 3 bedrooms and 1.5 bathrooms, this property is situated on a quiet street directly across from Ecole Belmont School, which offers Kindergarten through Grade 5. The main floor features a spacious living room, an eat-in kitchen, two good-sized bedrooms, and a full bathroom. Downstairs, you'll find a generous recreation room, an additional bedroom (window may not meet egress), a convenient half bathroom, a dedicated laundry area, and a separate mechanical and storage room. Enjoy the fully fenced backyard, complete with a double detached garage and an additional parking pad. Whether you're a first-time homebuyer, looking to downsize, or searching for an investment opportunity, this home offers plenty of potential to suit your needs. Don't miss your chance to make this charming property your own! Book your private showing today and discover all it has to offer.

Living Room 12'17 x 18'08

Primary Bedroom 11 x 12'08

Bedroom 11'67 x 9'67

Eat-In Kitchen 11'50 x 12'17

Recreation Room 15'42 x 18'42

Bedroom 8'83 x 11'58

Four Piece Bath

Two Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
joelsolite@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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