



561 Polson Avenue Winnipeg

\$174,500

Showings start Friday June 12. Offers reviewed Tuesday June 16 at 4pm. Lovingly maintained by the same owner for 45 years, this solid 1 1/2 -storey blue-green home offers the kind of pride of ownership that's becoming harder to find. Located on a particularly attractive stretch of Polson Avenue where neighbours genuinely look out for one another, this charming property backs directly onto a tot lot, creating a peaceful backyard setting with no rear neighbours. A covered front porch welcomes you home, while the bright living room is filled with natural light from a sunny bay window complete with a cozy study nook. The dining area overlooks the backyard and playground beyond. Offering three bedrooms plus additional finished space upstairs and down, along with a full basement, there is plenty of flexibility. Detached garage. Updates include a high-efficiency furnace installed approximately two years ago and additional insulation completed through an energy efficiency program. The seller reports the home has remained dry throughout their 45 years of ownership. Surrounded by mature landscaping, fragrant lilacs and wonderful neighbours, this warm and welcoming home is ready for its next chapter.

Living Room 19'60 x 12'30

Bedroom 12 x 6'30

Bedroom 9'10 x 7'11

Dining Room 9'30 x 8'10

Kitchen 12'60 x 8'10

Den 11'10 x 10'60

Bedroom 10'10 x 8'10

Den 10'10 x 8'10

Four Piece Bath

Listing Presented By:



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



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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