



## 568 Wardlaw Avenue Winnipeg

\$398,900

OH Sun, July 6 from 2:30-4:00. Location! Location! Location! Rarely available opportunity in the heart of Osborne Village. This home is exploding with all kinds of charm from T to B. You'll be captivated by the curb appeal, cute front yard and new front porch - a wonderful place to sit and sip your morning coffee. Upon entering, you're greeted with a spacious great room - plenty of room for entertaining or family movie nights. Across the hall is your large primary bedroom. The kitchen is updated and full of modern touches w/ loads of cabinet/pantry room, stainless steel appliances and ample counter space. Super convenient main floor laundry. Full 3-piece main floor bathroom has been tastefully updated with brand new shower and vanity. The mudroom off the kitchen is a huge bonus with extra room for storage, shoes/boots and a possible sitting area. Upstairs, you'll find two more good-sized bedrooms and a massive 4-piece bathroom. The real gem, though, is the backyard - complete w/ patio, fire pit area & double garage, this yard is what dreams are made of. Zoned R2, potential for future development or 4plex - buyer to do own due diligence. Clean, stamped structural engineers report attached.

Great Room 21'83 x 11'50

Kitchen 14'83 x 10'42

Primary Bedroom 15'33 x 10'50

Dining Room 10'58 x 7'67

Laundry Room 6'92 x 4

Three Piece Bath 8'42 x 7'17

Bedroom 11'92 x 11'75

Bedroom 12'25 x 8'67

Four Piece Bath 10'50 x 7'17

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

c\_schapansky@hotmail.com



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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