



57 Middle Gate Winnipeg

\$749,900

BEAUTIFUL HISTORIC HOME! This 4 bed, 2.5 bath home was crafted in 1909 and was the first gambrel style home in Armstrong's Point featuring stunning oak details, hardwoods & ample natural light throughout! Featuring coffered ceilings, the inviting great room offers a cozy Tyndall stone gas fireplace & a built-in bookshelf. Entertain your guests in the bright & airy sunroom overlooking your landscaped backyard w/patio access to the garden. The kitchen features plenty of cabinet space, granite counters, AGA stove, 2 sinks, coffee bar, built-in freezer, dswshr, & 2 fridges for a seamless look! Enjoy the formal dining room/games room. The primary bedroom sanctuary offers a lg walk-in closet, deluxe 4pc ensuite complete w/a luxury shower, & private access to a lg deck w/glass railings overlooking your backyard - perfect for enjoying your morning coffee or favourite book! Pressed metal ceilings, den, & office complete the second flr. The third level offers 3 add't bedrooms & a 4pc bath w/laundry. HE boiler (21)

Great Room 16'50 x 13'75

Dining Room 16'58 x 12'08

Kitchen 13'08 x 15'17

Sunroom 14'42 x 27'25

Two Piece Bath

Primary Bedroom 12'42 x 16'67

Four Piece Ensuite Bath

Den 12'75 x 12'50

Office 10'50 x 8'75

Bedroom 12 x 9'08

Bedroom 9'50 x 15'25

Bedroom 13'17 x 13'25

Four Piece Bath

Listing Presented By:



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