



582 Leila Avenue Winnipeg

\$409,900

Offers as received! 1088 sqft 3 bdrm 2 full bthrm bungalow in the heart of Garden City, close to all levels of school, amenities and public transportation. Step inside the large living room with a picture window letting in an abundance of natural light. Spacious eat in kitchen features plenty of counter and cabinet space, dining area, south facing window overlooking your south facing backyard & all appliances included. 3 generous sized main floor bedrooms and 4 piece bthrm with bath fitters tub, large vanity and vinyl flooring. Fully finished basement features rec room with gas fireplace, dry bar with seating for 3, office or 4th bdrm, 3 piece bthrm w/walk in shower and plenty of storage. 3 season south facing sunroom, vegetable garden, patio, oversized single garage and parking pad finish off this family friendly home. Additional features & upgrades: Shingles (2025), Hi eff furnace('12) central air('17) mostly pvc windows, sump pump, maintenance free vinyl siding, aluminum soffit & fascia and so much more.

Living Room 12'20 x 17'10

Eat-In Kitchen 19 x 9

Primary Bedroom 12'10 x 10'10

Bedroom 10'20 x 10'10

Bedroom 10'10 x 9'10

Four Piece Bath 7'70 x 4'10

Recreation Room 22'20 x 19'10

Three Piece Bath 7 x 5'40

Bedroom 11'80 x 18

Sunroom 12'50 x 9'50

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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