



6 Parkwater Crescent Winnipeg

\$724,900

Opportunities like this rarely come available! Welcome to this beautifully maintained 1910 sqft lakefront two storey home, ideally situated on a premium pie shaped lot. The inviting main flr features a stunning living rm w/ 12' vaulted ceilings, french drs leading to the formal dining rm & a spacious eat in kitchen offering abundant cabinet & counter space, stone backsplash, pantry, bay wndw overlooking the lake & all appliances incl. Sunken family rm boasts 10' ceilings, Tyndall stone fireplace & patio drs to the impressive 20' x 30' composite deck overlooking the professionally landscaped backyard. Main flr office, laundry, 2pc bath & access to the 22' x 22' att garage complete the layout. Upstairs you'll find a spacious primary suite w/walk-in closet, 3pc ensuite & garden dr to a private balcony w/lake views, plus 2 addtl generous bdrms & a 4pc bath. The fully finished bsmt offers a large rec rm, games area, cold storage, cedar closet & ample storage. Features & upgrades: High eff furnace, central air, architectural shingles & replacement of all window glass within the last 10 yrs. Enjoy breathtaking sunsets over the lake, all within walking distance to schools, parks, CC, walking trails & all amenities.

Living Room 16 x 14'10

Dining Room 10'70 x 13'70

Eat-In Kitchen 13'70 x 17'30

Family Room 18'50 x 11'80

Office 11'80 x 8'80

Two Piece Bath 5'10 x 4'30

Laundry Room 5'10 x 7'80

Primary Bedroom 15 x 11'80

Three Piece Ensuite Bath 7'50 x 7'30

Bedroom 10'80 x 10'70

Bedroom 11'90 x 10'60

Four Piece Bath 7'50 x 5'20

Recreation Room 14'50 x 14'30

Game Room 13'50 x 9'50

Listing Presented By:



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