



## 604 OAK Avenue Winnipeg Beach

\$319,900

Offers as received. Lake life awaits. Only a 40 min drive from Winnipeg this 1375 sqft 3bdrm 1.5 bthrm home or 4 season cottage has plenty to offer in the desirable town of Winnipeg Beach. Situated on a 100x150 fully fenced lot w/insulated double garage w/workshop, pass through driveway on quiet dead end street. Step inside to Vinyl plank flooring throughout, vaulted ceilings in the main living area & large pvc windows letting in an abundance of natural light. Eat in kitchen offers plenty of counter & cabinet space, re finished cabinetry, pantry, dining area, patio doors to your 22x30 deck & all appliances included. Primary bdrms offers loads of closet space & 2pc ensuite. 2 more spacious bdrms & 4 pc main bthrm w/large vanity, vinyl flooring & 1 pc acrylic surround w/deep soaker tub. Additional features & upgrades: Pvc windows throughout ('15) shingles ('15) hi eff furnace ('15) central air ('21) water softener ('21), added insulated ('15). Low pressure sewer and well. Walking distance to the beach and town amenities.

Living Room 13'80 x 13'20  
Dining Room 12'70 x 8'10  
Eat-In Kitchen 11'20 x 15  
Primary Bedroom 12'70 x 14'80

Two Piece Ensuite Bath  
Bedroom 12'60 x 11  
Bedroom 12'40 x 9'50  
Four Piece Bath 7'30 x 5

Listing Presented By:



Originally Listed by:  
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