



61 Verbena Street Winnipeg

\$464,900

OTP 07/28 @ 3pm. Welcome to this mid-century marvel in the heart of Garden City! Offering 1771 SF of well-designed living space, this long-time owner classic bungalow is filled w/ character & endless potential. Step inside to a massive, bright L-shaped living/dining rm featuring beautiful built-in cabinetry & picture window. The expansive eat-in kitchen offers lots of cabinetry & storage, along w/ a built-in oven & cooktop. The main lvl also features an office, primary bedrm w/ 3-piece ensuite & closet w/ custom shelving, 4-piece bathrm & 2 additional bedrms. Downstairs you'll find a large rec rm w/ a wet bar, laundry rm w/ bonus stove that's perfect for holiday cooking, 2-piece bathrm, additional bedrm, cedar closet & plenty of storage. Improvements include shingles 2025, the 2 high-efficient furnaces w/ separate controls for the main lvl / basement & central A/C. Situated on a massive park-like lot, the property also features a double detached garage, concrete driveway w/ plenty of parking, patio & front porch. Ideally located beside Verbena Bay Park & close to schools of all levels, including French & Ukrainian Immersion programs, Garden City Shopping Centre, restaurants & countless amenities.

Living Room 11'83 x 29'66
 Eat-In Kitchen 10'75 x 20'25
 Dining Room 11'17 x 11
 Primary Bedroom 12 x 13'92
 Bedroom 13'42 x 10
 Bedroom 12'42 x 12'25
 Den 12'42 x 13'92
 Recreation Room 27'15 x 29'66
 Bedroom 8'67 x 13

Laundry Room 18'08 x 12'83
 Storage Room 11'83 x 5'58
 Storage Room 7'08 x 9'16
 Four Piece Bath
 Utility Room 9'06 x 6'75
 Storage Room 6'66 x 4'42
 Three Piece Ensuite Bath
 Two Piece Bath

Listing Presented By:



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