



## 6620 Betsworth Avenue Winnipeg

\$259,900

Showings Start Nov 29 & Offers Dec 3 -2PM. Investors! First time Buyers - or those working within a budget. AFFORDABLE. Good aesthetic curb appeal; situated on a nice residential street, close to all levels of schools & many conveniences & amenities. Front drive to a spacious fenced yard with a patio for your summertime enjoyment. Ample room for a large garage. 2 sheds. Original Owner Home. Cosmetics required & featuring upgrades such as: Furnace (2012), HRV (2005-\$3,276), Shingles, HWT (2024), Bath Fitters sink, toilet & shower (2023), washer & dryer (2022), kitchen sink & plumbing, fridge (10 yrs) & a couple windows, front on house/brick & vinyl (2001). Sturgeon construction structural repair in 2012. (\$4,777.) No issues since - paperwork available. Warranty transferable to new owners. Basement is ready for development to suit your needs. One room is developed in the basement. 3 bedrooms on the main level - one with a door into the yard - as the current owner enjoyed it as her sunroom. Great potential!!

Living Room 13'10 x 13'50

Eat-In Kitchen 15'50 x 8

Primary Bedroom 11'50 x 9'40

Bedroom 11'50 x 8'30

Bedroom 10'40 x 8

Four Piece Bath

Den 12 x 10'60

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

debgoodfellow1@gmail.com



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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