



## 696 Ash Street Winnipeg

\$549,900

Showings start Apr 7/Offers Apr 13. Showcasing style, space, & upgrades throughout, this beautiful 1,267 sqft bungalow in sought-after River Heights offers exceptional value. The main floor features 2 spacious bedrooms & modern bathroom with soaker tub & rain shower. The former 3rd bdrm has been converted into a walk-in closet/dressing room, creating a true primary suite—easily converted back if desired. The bright, open living & dining areas flow into a dream kitchen with cooktop, built-in wall oven, quartz countertops, & oversized island. High-end hand-scraped laminate flooring runs throughout, complemented by in-ceiling speakers in the kitchen, living room, primary bedroom, & bathroom. Hunter Douglas blinds throughout, with motorized functionality in the living room & primary bdrm. The fully finished basement offers a lg rec room, two bdrms, 4-pc bath, & built-in ceiling speakers. Outside, enjoy a private backyard oasis with beautiful landscaping, lush ivy-covered fencing in summer, & cabana-style gazebo (2025). Updates include a new oven & Panasonic inverter microwave w/air fryer mode (2025) & hot water tank (2024). A double detached garage completes the property. Call to arrange a showing today!

Living Room 13'75 x 16'83

Dining Room 15 x 9'33

Kitchen 15'50 x 9'33

Primary Bedroom 20'33 x 15'50

Bedroom 10'75 x 13'50

Bedroom 13'83 x 12'92

Bedroom 12'83 x 9'50

Recreation Room 19 x 12'33

Laundry Room 9'50 x 5'50

Utility Room 9 x 16

Four Piece Bath

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Listing Presented By:



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