



## 696 Knowles Avenue Winnipeg

\$874,900

Welcome to 696 Knowles Ave. Located in the quiet and mature neighbourhood of Algonquin Estates. This fully custom 2367 Sq Ft 2 Storey home spares no details! This stunning home offers a total of 4 bedrooms and 3 Full baths as well as 2 living areas and an open concept main floor layout. On the main level we enter onto a living area, followed by a main level bedroom and full bath. Next we have an open concept great room, Dining room and Custom Kitchen area which is great for entertaining. On the second level we have 3 bedrooms including a primary bedroom with ensuite bath and walk in closet as well as an additional 2 rooms with full walk in closets in each and a shared bath. Second level laundry area also offers added convenience and open to below views making this home feel grand! Fully insulated basement with a side entrance ready for your personal touch! Exterior offers oversized 27x25 double attached garage with an additional rear facing garage door for access to the backyard. Don't miss the opportunity to own this home loaded with upgrades! There is still time to choose your own finishes so act fast! close to all amenities. New home Warranty included! Fall 2025 Possession available.

Living Room 10'92 x 14'08  
Great Room 11'83 x 11  
Dining Room 15 x 14'08  
Kitchen 16'50 x 10  
Bedroom 10'08 x 10'92  
Four Piece Bath  
Primary Bedroom 15'92 x 13'08  
Walk-in Closet 5'17 x 9'25

Four Piece Ensuite Bath  
Bedroom 10'42 x 10'50  
Walk-in Closet 5 x 7'50  
Bedroom 10'33 x 10'42  
Walk-in Closet 5 x 7'42  
Four Piece Bath  
Laundry Room

Listing Presented By:



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