



## 7 Marlene Street Winnipeg

\$264,900

Offers as received. Million dollar view for a 1/4 of the price this amazing property nestled on the Seine River just 10 minutes from the Forks on a 55' x 310' river lot located on a quiet street walking distance to parks, schools and all amenities. With mature trees in full bloom you can see and feel the country, no reason to go out of town on weekends anymore. This park like property offers a 840 sqft bungalow with 2 bedrooms, 1 bathroom, convenient main floor laundry, hardwood floors throughout & patio doors leading to your deck w/scenic river views. Additional features & upgrades: Shingles('20) hi eff furnace ('23) metal roof on single detached garage ('23) Great opportunity for first time home buyers or continue to rent until you are ready to build your sprawling river front home or move in and enjoy kayaking, snowshoeing and the many other activities available when owning on the Seine River.

Living Room 11 x 12

Dining Room 11 x 8

Kitchen 11 x 9

Primary Bedroom 11'50 x 10'50

Bedroom 10'50 x 7

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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