



## 7 Thompson Court Oak Bluff

\$699,900

Custom Built by Warkentin Custom homes this 3 bdrm 2 bthm bungalow offers high end finishings & oversized 26x24 dbl gar all for under 700K. Step inside to LVP flring seamlessly throughout the open concept main living area, 9' ceilings, electric tile facing f.p & wall of windows letting in an abundance of natural light. Kitchen consists of plenty of soft close cabinets, pot drawers, quartz counters, pantry, tile backsplash, island w/seating for 4 & open to the formal dining room. Primary bdrms features huge walk in closet & 4 pc ensuite with his & her vanity. 2 additional main floor bdrms with ample closet space, 4 pc main bathroom and convenient main floor laundry. Unfinished basement ready for your personal touch. Additional builder features: Steel beam, silent floor joint w/spray foam cavities, built on piles, plywood subfloor (not osb) 200 amp panel, triple pane windows, R24 exterior walls, wood baseboards & casings (not mdf) acrylic stucco, central air and so much more. Other lots and layouts available.

Living Room 16 x 17'30

Eat-In Kitchen 8'60 x 11'60

Dining Room 11'10 x 10

Primary Bedroom 12 x 14'50

Four Piece Ensuite Bath

Bedroom 10'10 x 11

Bedroom 10 x 10'60

Four Piece Bath

Laundry Room

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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