



701 Valour Road Winnipeg

\$294,900

O.H Sat 12-1:30 Offers anytime after open house. Tastefully remodelled 3 bedroom 1 bathroom on a quiet street close to Polo Park Mall. Step inside to vinyl plank flooring throughout the main living area, 9' ceilings in the living room with west facing window letting in an abundance of natural light. Formal dining room leads you to the kitchen with sleek white kitchen cabinets, newer counters, SS dishwasher/stove and back door leading to you the maintenance free backyard with double parking pad. Upstairs offers 3 spacious bedrooms, remodelled 4 pc bthrm with deep soaker tub and acrylic tub surround. Full high and dry bsmt basement ready for development. Additional features & upgrades: newer electrical panel, newer architectural shingles, Furnace and AC (~25) HWT(~24) some pvc windows, fresh interior and exterior paint. Walking distance to schools, public transportation and all amenities.

Living Room 8'90 x 11'10

Dining Room 12'20 x 9'80

Kitchen 8'10 x 10'20

Primary Bedroom 10'30 x 9'90

Bedroom 8'30 x 10'70

Bedroom 10'60 x 9'30

Four Piece Bath 8'10 x 5'50

Listing Presented By:



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