



71 Charlottetown Road Winnipeg

\$729,900

Showings start now! Open House Aug. 8 & 9 from 2-4 PM. Offers reviewed Wed, Aug. 12. Discover this beautifully maintained and freshly painted 2,063 sq. ft. two-storey home in desirable Bridgwater Forest. Offering 5 bedrooms plus a versatile main-floor den, this property is ideal for growing families, guests or those working from home. The fully finished basement features a spacious recreation area, wet bar, additional bedroom and full bathroom, creating excellent space for entertaining or extended-family living. The impressive eat-in kitchen is finished with granite countertops and backsplash, oversized cabinetry and elegant tile flooring. Bright, open living areas are complemented by a custom fireplace feature wall. The spacious primary bedroom includes a walk-in closet and private ensuite. Additional highlights include a heated and insulated double attached garage with epoxy flooring, a 240V EV charging outlet and a backyard deck. Close to parks, walking trails, public transit, shopping, the University of Manitoba, Bison Run School, Pembina Trails Collegiate, Arthur A. Leach School and Bonnycastle School. This home presents an outstanding opportunity. Schedule your private viewing today.

Living Room 11'58 x 14
 Kitchen 13'75 x 12'67
 Dining Room 11'92 x 11'58
 Den 10 x 8'33
 Two Piece Bath
 Primary Bedroom 13'75 x 12'75
 Bedroom 10'75 x 10'08
 Bedroom 13 x 10'83

Bedroom 10'75 x 8'83
 Four Piece Bath
 Three Piece Ensuite Bath
 Bedroom 11'67 x 10'58
 Second Kitchen 11 x 11
 Three Piece Bath
 Living Room 11'67 x 11

Listing Presented By:



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