



# 71 Crystal Avenue Winnipeg

\$605,000

Brand new in St Vital! 1465 sqft two story home with a secondary suite in the basement, loaded with upgrades & situated on a larger 30' x 113' lot. The open concept main level features 9' flat ceilings, hardwood flooring, luxurious kitchen with quartz counters, LED pendant & pot lighting, bronze fixtures, SS appliances, 2pc bathroom, and plenty of space for the dining & living areas. The upper level has a total of 3 bedrooms, 2.5 bathrooms with quartz counters, large primary bedroom with a WIC & full ensuite with tiled shower, laundry room, and upgraded carpeting. The basement suite consists of 2 bedrooms, open concept living room, dining area, and kitchen with SS appliances, full bathroom, laundry area, LVP flooring, HRV system, and A/C. A well constructed home built on piles, has split utilities, fully landscaped, and with a 5 year new home warranty.

Move in and enjoy!

- Two Piece Bath
- Three Piece Ensuite Bath
- Four Piece Bath
- Four Piece Bath
- Primary Bedroom 9'50 x 9'08
- Bedroom 8'67 x 9'08
- Living Room 10 x 9'50
- Dining Room 7'50 x 8'50

- Kitchen 9 x 5
- Kitchen 15 x 8
- Living Room 12'50 x 12
- Dining Room 15'50 x 10
- Primary Bedroom 11'58 x 12'08
- Bedroom 9'42 x 11'17
- Bedroom 9'42 x 12'33

Listing Presented By:



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