



717 Atlantic Avenue Winnipeg

\$379,900

Brand new home! 1256 sqft two story with a full basement, loaded with upgrades. Open concept main level features 9' flat ceilings, LVP flooring, luxurious kitchen with quartz counters, LED pendant & pot lighting, backsplash and SS appliances. 2pc bathroom w/ quartz counter, living & dining room with fireplace, plus main floor laundry! The upper level has a total of 3 bedrooms, 2 bathrooms with quartz counters, large primary bedroom with a WIC & full ensuite with tiled shower. The insulated basement features a side door entrance for separate access, equipped with an HRV system, HE furnace & built on piles. Appealing front exterior consisting of acrylic stucco & KWP boarding. Comes with a 5 year warranty for piece of mind. Walking distance to Sinclair Park community centre, groceries, bus routes, and Inkster school. Note kitchen appliances are virtually staged, actual appliances & minor finishing work to be completed before possession. Enjoy a brand new life under 390k!

Living Room 11'08 x 10'58

Dining Room 10'67 x 12'75

Kitchen 15 x 7

Primary Bedroom 12'42 x 11'50

Bedroom 11'50 x 7'83

Bedroom 10 x 8'42

Two Piece Bath

Four Piece Bath

Three Piece Ensuite Bath

Listing Presented By:



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