



725 Rosseau Avenue Winnipeg

\$379,900

Showings start Thurs Sept 17. Offers as received. Lovingly enjoyed by its original owners for nearly 70 years, this charming 2-bedroom, 2-bathroom home is nestled on a beautiful tree-lined street in Transcona. The main floor offers a formal living room & dining room, along with a spacious eat-in kitchen featuring plenty of room for family meals. You'll also find a generous primary bedroom, a second bedroom & a 4-piece bathroom. A former third bedroom has been converted into a convenient office area, while an added den features a freestanding wood stove & patio doors leading to a screened-in verandah. Simply add a door to create a private & spacious primary bedroom suite! The finished basement provides even more living space with a large rec room, wood-burning fireplace, wet bar & 3-piece bathroom, plus an oversized laundry, utility & storage room. Mid-century details throughout add warmth, character & plenty of retro appeal. Outside, the fully fenced backyard is surrounded by mature trees offering privacy and shade. The oversized single garage can accommodate two vehicles & includes a workshop area. Located just minutes from Park City Commons, transit, parks & schools of all levels. Call today!

Living Room 14'67 x 12'17

Dining Room 8 x 8'08

Kitchen 17'11 x 9'10

Primary Bedroom 14 x 10'67

Bedroom 10'17 x 8'50

Office 8'08 x 10'08

Den 14'33 x 14'50

Porch 11'67 x 8'17

Recreation Room 13'08 x 28

Four Piece Bath

Three Piece Bath

Laundry Room

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
jamiemccreedy@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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