



75 Sage Wood Avenue Winnipeg

\$334,900

Offers presented as received. October FALL HOLIDAY SPECIAL you will be THANKFUL to have found!! Genuinely sweet full dev 3 bdrm att 880 sf bungalow in quiet area incl a 2014 blt 26x16 insul det garage w/extra parking. Landscaped yard easy to maintain with delightful perennials & covered deck to enjoy. Incl some newer windows, tankless Hotwater system, newer shingles, recently painted int, 200 amp panel, AC, new stove 2025 & existing fridge, built in microwave in a remod white eat-in kitchen great for entertaining with friends & family overlooking a spacious living room to relax in w/electric fireplace to cozy to. Primary bdrm w/garden doors invites you to venture out to covered deck to enjoy your morning coffee. Main floor full bath has been tastefully updated. Lower level offers a large entertainment space and more. A previous 4th bdrm with closet needs only an egress window installed to use as a bdrm or use it now as den, exercise room or crafts room. Utility room w/high eff furn, washer & dryer and more storage. So much to offer you +/- family. Close to schools, transit & easy access to Chief Peguis to take you to shopping or Lagimodiere to head to the lake. Possession can be asap.

Living Room 14 x 13'17

Eat-In Kitchen 15'67 x 9

Primary Bedroom 11'33 x 9'08

Bedroom 9'17 x 7'83

Bedroom 11'58 x 7'50

Four Piece Bath

Recreation Room 20'42 x 12'25

Den 13'33 x 10'83

Recreation Room 21 x 6'33

Listing Presented By:



Originally Listed by:
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