



## 753 Beach Avenue Winnipeg

\$319,900

Offers reviewed Mon June 8. OPEN HOUSE SUN JUNE 7: 2-4. The perfect 'First Time Home Buyer Home!' We all know how difficult it is to find a move in ready home in the low \$300's in Winnipeg! However, we have one here! Super attractive, low maintenance, hardscaped front yard which is completely fenced in on this quiet and lovely tree lined street. Step in to your bright and spacious living room with beautiful hardwood floors. Additionally you find a formal dining area! The kitchen is spacious with ample storage and counter space plus an eat in breakfast nook. Head down the hall to check out the primary bedroom featuring an extra large closet. There are 2 more bedrooms on the main level. The 4 piece washroom is squeaky clean. The basement offers so much more living space with a big rec-room just perfect for hanging out. You also find large additional room which was used as a bedroom but not egress. You will be please to find a convenient 3 piece washroom too! Of course there is loads of storage space in the laundry room. Venture out back to find your private, comfy yard and of course the big insulated double garage with 220V, sure to please anyone! Call your favorite Realtor for a viewing today!

Living Room 15'08 x 11'42

Dining Room 9'50 x 7

Kitchen 17'39 x 7'97

Primary Bedroom 12 x 10

Bedroom 11'29 x 7'87

Bedroom 9'83 x 8'50

Four Piece Bath

Recreation Room 37'92 x 12

Three Piece Bath

Bedroom 12 x 10

Laundry Room

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

deborah@royallepage.ca  
<https://www.royallepage.ca/en/agent/manitoba/winnipeg/deborah-leblanc/72968/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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