762 Cathedral Avenue Winnipeg

$419,900

OFFERS AS RECIEVED. Welcome to 762 Cathedral ave. With over 1650 sq' ft this Two story home has plenty of space for everyone! Including 4 Bedrooms with a generously sized Primary offering a Walk in Closet with built in's, hidden upper level Laundry, a flex space on second floor, 3 Baths, Large Living room, an open concept Dining and Kitchen area that boasts tons of counter and cabinet space PLUS all Stainless Steel Appliances, an office and a bonus THEATRE ROOM that are located on the lower level. Garden doors lead you to your huge private deck and into the fully fenced back yard where you will find the OVER SIZED HEATED DOUBLE GARAGE with attached WORKSHOP-MAN CAVE that is perfect to get those odd jobs done! SPRAY FOAM INSULATION in the clean, bright attic, allows for plenty of extra storage area that is not usually found or utilized in other homes. With several upgrades done through recent years, such as Windows, Shingles, Electrical, Plumbing, HE Furnace and Hot Water tank just to name a few, it's now ready for your finishing touches, make it your very own! This one checks all the boxes, book your showing today! All information deemed reliable but not guaranteed, All Measurements are +/-

Two Piece Bath 7'50 x 5
Three Piece Bath 7 x 6'50
Four Piece Bath 8 x 6
Bedroom 11 x 11'50
Bedroom 11 x 10'90
Bedroom 8 x 10'90
Primary Bedroom 17 x 10'90

Great Room 16 x 11
Kitchen 13 x 9
Dining Room 11 x 9
Office 10 x 11'50
Media Room 15'50 x 15'50
Utility Room 18 x 6

Listing Presented By:

Originally Listed by:
Royal LePage Prime Real Estate

gobrad@royallepage.ca

ROYAL LEPAGE

Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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

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