



78 Woodford Bay Winnipeg

\$389,900

Showings Now Offers Nov 4 This well-maintained bungalow in the heart of St. Vital offers the perfect blend of location and comfort, making it ideal for families or as a rental opportunity. Step inside to discover a large bright living room featuring newer laminate flooring that stretches throughout the main floor which includes three good-sized rooms and an updated four-piece bath. The eat-in kitchen is spacious, offering ample counter and storage space, a gas stove, and direct access to the living room making it ideal for entertaining. The finished basement boasts new carpeting, a three-piece bath, and two additional rooms that offer overall potential growth. Outside the deep backyard provides a great space currently but also an area for so much more with any future plans! The detached oversized double garage features 10-foot ceilings, a separate panel with 240 volt hook-up, and is perfectly suited for extra storage or a workshop. They say good things come to those who wait but the wait is now over with this great house ready to be called home.

Kitchen 12'17 x 11'67

Living Room 17'58 x 12'08

Primary Bedroom 12'83 x 11'58

Bedroom 9'33 x 8'92

Bedroom 11'92 x 9'50

Four Piece Bath 8'58 x 4'92

Recreation Room 23'67 x 14'75

Three Piece Bath 6'67 x 5'75

Hobby Room 7'33 x 6'58

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

jessecarlson@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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