



## 8 Hawthorne Place Winnipeg

\$389,900

Offers reviewed Tues April 21. OPEN HOUSE SAT APRIL 18: 2-4. Rare opportunity to get a SOLID 1322 SF, Fraser's Grove property at an affordable price! This comfortable home was loved by the same owners since 1979! The living room features the original, mint condition, coved ceiling and a huge picture window over looking the front porch. The bright eat-in style kitchen offers plenty of cabinetry & counter space. Adjacent you find a large formal dining area. The main level offers a bedroom overlooking the back yard & a full washroom. Head up the steps above the garage to find a fantastic addition believed to have been done in 1967. This area features 3 bedrooms!!! You also find a 3 piece washroom. This great floor plan keeps all the noise going on in the living room at the other end of the home so it does not affect the bedrooms! Head down to the basement to discover what is currently a shop! The exposed walls in this space, gives you piece of mind that this home is SOLID! You also find a large room to use as a rec-room. UPDATES INCLUDE: Shingles, Hardie board siding at back, some back windows 2025. HWT 2018. Newer garage door. Located walking distance to the river & a short drive to down town!

Living Room 14'50 x 13  
Eat-In Kitchen 11'50 x 11  
Dining Room 11 x 10'50  
Bedroom 11'50 x 8'50  
Four Piece Bath  
Primary Bedroom 16'50 x 9'50

Bedroom 13 x 7'50  
Bedroom 9'50 x 7'50  
Three Piece Bath  
Recreation Room 14'50 x 12  
Workshop 22'50 x 22

Listing Presented By:



Originally Listed by:  
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