



805 Pritchard Avenue Winnipeg

\$199,900

Offers as received. Welcome to this charming 1 1/2 -storey home in Shaughnessy Heights offering 1072 sqft, 3 bdrms and 1.5 bthrms. Start your tour in the inviting 3-season front porch before stepping inside to the spacious main living area, where 9' ceilings and warm character details create a bright, comfortable atmosphere. The remodelled kitchen opens beautifully to the formal dining room, providing a great space for everyday living and entertaining. Completing the main floor is a remodelled 4 piece bthrm featuring a deep soaker tub and custom tiled tub surround. Head upstairs where you'll find all 3 bdrms, including the primary bedroom with its own convenient 2-piece ensuite. Downstairs, the full basement is high and dry and ready for future development, offering plenty of potential for additional living space. Outside, enjoy a fully fenced yard with sliding gate and a 12' x 10' deck. Located directly across from a school and park, close to public transportation and approximately 10 minutes from downtown. No knob-and-tube wiring. H/E furnace, HWT '19, shingles '20. A fantastic character home with thoughtful updates, a functional layout and plenty of future potential!

Living Room 12'17 x 12'08

Dining Room 8'83 x 8'83

Kitchen 12'17 x 11'08

Dining Room 10'17 x 10'92

Four Piece Bath

Bedroom 10'67 x 8'92

Bedroom 8'83 x 11'50

Primary Bedroom 12'25 x 10'67

Two Piece Ensuite Bath

Recreation Room 27 x 23'08

Listing Presented By:



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