



823 Manhattan Avenue Winnipeg

\$299,900

O/H Sun 1-2:30, OTP 03/30 eve. Perfect for first-time home buyers or savvy investors, this charming & well-maintained home offers an ideal blend of comfort, functionality & value. Step inside to a beautifully updated kitchen, complemented by a separate dining space that can easily be converted back into a main-floor Br to suit your needs. The spacious LR provides a warm & inviting atmosphere for both relaxing & entertaining, while hardwood floors throughout add timeless character. The main floor features a convenient 4 Pce Bath & upstairs you'll find two generously sized Brs, each offering ample closet space. Thoughtful upgrades incl. newer windows, a Hi-E furnace, A/C & a newer HWT ensuring peace of mind for years to come. The F/F Bsmt. expands your living space w/a large rec room, perfect for a home office, play area, or additional family room. Step outside to enjoy a 10x16 deck overlooking a large, fully fenced backyard—ideal for kids, pets, or summer gatherings. With parking for up to three vehicles, all appliances included, and a location close to schools & shopping, this move-in-ready home truly checks all the boxes.

Living Room 16 x 13'67

Dining Room 11'67 x 9'33

Kitchen 13'92 x 7'58

Four Piece Bath

Primary Bedroom 11 x 9'83

Bedroom 12'17 x 9'33

Recreation Room 21'83 x 10'17

Utility Room 13 x 10'83

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

andrewfeniuk@royallepage.ca
[http://www.4AllThingsRealEstate.c](http://www.4AllThingsRealEstate.ca)
a



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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