



## 824 Martin Avenue Winnipeg

\$334,900

Offers as received. No bidding wars! Updated 3bdrm, 1 bath home w/ opportunity to build instant sweat equity in the partially finished basement. Step inside to luxury vinyl plank flooring('24) flowing seamlessly throughout the open concept main living area featuring 10' vaulted ceilings & large picture window bringing in tons of natural light. Remodelled kitchen('26) offers quartz counters, soft-close cabinetry, pantry & dbl sink. 3 spacious main floor bdrms feature plush carpeting('26) plus updated 4pc bath w/ acrylic tub & tub surround. Basement is ready for final touches with potential for 4th bdrm, 2nd full bath & additional living space. Additional upgrades/features incl hi-eff furnace, central air, HRV, 60 gal HWT, ICF foundation & fully fenced front yard. Situated on an extremely quiet block within walking distance to parks, schools, amenities & public transportation. Great opportunity for first-time buyers or investors looking for value & future potential.

Living Room 15'30 x 10'10

Dining Room 7'40 x 11'40

Kitchen 11 x 8'50

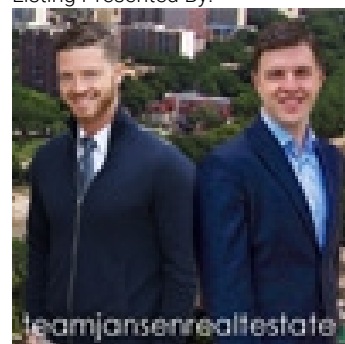
Primary Bedroom 10'80 x 9'90

Bedroom 10'10 x 8'10

Bedroom 8'50 x 9'90

Four Piece Bath 6 x 7'90

Listing Presented By:



Originally Listed by:  
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