



## 86 St Michael Road Winnipeg

\$369,900

Showings start now, Offers presented Sept 10@7:00pm, Open House Sept 6 & 7(1:00-2:30pm)\*\*Sunny, spacious and lovingly maintained, this charming home sits on a generous, 9229 ft.² lot that backs onto open space with no rear neighbour's, offering privacy in a prime St Vital location close to St. Vital mall and the park. The open concept main level features a refinished kitchen (2011) and refinished+new matching oak hardwood floors in the kitchen, living room, hallway and bedrooms. The lower level is versatile with a large family room, workshop, and huge laundry with plenty of room to add another bedroom, den or office. Upgrades include triple pane windows (2011), roof shingles (2021), a bath fitter walk in shower (2022) and new furnace, electric hot water tank, central AC and Maytag washer/dryer (2024). Outdoors are two sheds (one wired), a wired cable ready gazebo with fridge, wood table, and one included TV, plus outdoor hot and cold water. All appliances are included along with the main bedroom TV and basement fridge. Owner occupied for 39 years and lovingly cared for. Don't miss this private, flexible property; schedule a viewing today. \*\*Check out Video\*\*

Kitchen 11 x 8'25

Living/Dining room 20 x 11

Primary Bedroom 12'17 x 11'58

Bedroom 11'67 x 9'67

Laundry Room 16'50 x 11'08

Recreation Room 17'25 x 10'08

Den 11'50 x 10'25

Workshop 12'08 x 11'25

Three Piece Bath

Two Piece Bath

Listing Presented By:



Originally Listed by:  
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