



88 Martin Avenue Winnipeg

\$339,900

Some homes are updated. This one has been cared for -- and there's a difference you can feel the moment you step through the front door. Set on a quiet, tree-lined Glenelm street, 88 Martin Avenue West carries more than a century of character: rich original woodwork, hardwood floors, nine-foot ceilings on the main floor, and light that pours through windows in every room. A screened front porch welcomes you in; a formal dining area, an updated kitchen with glass-insert cabinetry and tiled backsplash, and a brand-new powder room round out the main floor. Upstairs, three bedrooms and a refinished den share a beautifully gutted-and-rebuilt four-piece bathroom. The hardwoods continue, and a walk-up staircase leads to the third-storey attic - a rare bonus in homes of this era, ready for whatever you imagine. Outside enjoy a new tiered deck area with additional BBQ nook. Cute yard an added bonus. Downstairs, the basement adds a BR, bathroom, laundry and generous storage. Multiple upgrades throughout the home AND All knob and tube as been removed! This is the Glenelm home buyers wait for -- character on the outside, peace of mind underneath.

Living Room 12'50 x 11'80

Dining Room 11'11 x 10'10

Kitchen 12 x 9'10

Two Piece Bath

Sunroom 18'30 x 6'11

Mudroom 8'11 x 8'60

Primary Bedroom 12'50 x 10'70

Bedroom 9'50 x 9'20

Bedroom 10'70 x 9'60

Four Piece Bath

Office 8'11 x 8'60

Bedroom 11'40 x 8

Storage Room 10'80 x 9'20

Utility Room 11'80 x 8'40

Two Piece Bath

Listing Presented By:



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