



## 88 Oakview Avenue Winnipeg

\$389,900

Offers Mon June 8. Nestled on one of the nicest blocks in Fraser's Grove just steps away from iconic Kildonan Drive, this is truly the home you've been waiting for! Combining timeless character with modern updates, this spacious home offers the perfect balance of comfort, functionality, and location. The main floor features a bright and inviting floor plan with a massive living room, large dining room with patio door straight out to the deck, and a beautifully updated kitchen with stainless steel appliances and tons of natural light through the two windows. Upstairs, you'll find three generously sized bedrooms with the primary being very large and having two closets. There's also a nicely updated full bathroom. The lower level offers a fantastic rec room, an additional full bathroom & an abundance of storage space. The fully fenced back yard is super private & features a large deck, custom stone patio + fire pit, tons of yard space, newer shed, & and large parking pad. Recent updates include: Shingles '23, Eaves '24, Concrete walkway '23, Front steps '24, Washer + dryer + dishwasher '25, Fence '20, Patio '19, Electrical '18 - all knob & tube wiring was professionally removed with permits! A MUST SEE!

Living Room 20'92 x 12

Dining Room 13'83 x 9

Kitchen 13'67 x 7'08

Bedroom 10'67 x 10'92

Bedroom 10'33 x 9'92

Primary Bedroom 10'67 x 14'33

Four Piece Bath

Recreation Room 20 x 10

Storage Room 17'67 x 11

Three Piece Bath

Listing Presented By:



Originally Listed by:  
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