



## 894 Wayoata Street Winnipeg

\$299,900

Offers July 14th, Lovingly Maintained Bi-Level in Family-Friendly Transcona - 4 Brs, F/F Bsmt & Dbl. Garage! Welcome to this well-cared-for bi-level attached home offering 730+/- sq.ft of living space above grade & more finished space below! Proudly maintained by the original owners, this home is tucked away on a quiet no-thru road in a family-friendly neighborhood just steps from the scenic Transcona Walking Trail. The main floor features a bright and functional layout w/2 good-sized Brs & a 4-Pce. bathroom. Easy-care laminate flooring flows throughout, & the kitchen comes complete w/fridge/stove/dishwasher/microwave & on the lower level a washer & dryer--everything you need to move right in! The F/F lower level boasts 2 additional Brs, a 2-Pce. bathroom w/room for a tub/shower, a wet bar, & a large rec room perfect for entertaining or hosting guests. Enjoy the outdoors w/a 22' x 20' Dbl. Garage w/extra parking, fenced yard, & upgrades including shingles/windows/furnace/HWT & fence--offering peace of mind & value. Close to Schools/Shopping & Transit this affordable & versatile home is perfect for growing families, first-time buyers, or savvy investors. Don't miss out on this exceptional opportunity!

Living Room 19'42 x 10'92

Dining Room 7'92 x 6'33

Kitchen 10'25 x 7'92

Primary Bedroom 10'92 x 9'75

Four Piece Bath

Bedroom 13'33 x 7'92

Recreation Room 17'92 x 11'42

Two Piece Bath

Bedroom 13'17 x 7'25

Bedroom 11'42 x 9'42

Utility Room 8'83 x 7'75

Other 7'92 x 6'42

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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