



## 93 DORCHESTER Avenue Selkirk

\$299,900

Showings start now, offers reviewed Tuesday April 14th...Tucked away at the end of a quiet no-through street, this beautifully maintained home offers comfort, value, and an exceptional setting. Backing directly onto the Selkirk Golf and Country Club, you'll enjoy peaceful views, added privacy, and a rare backyard backdrop that elevates everyday living. Inside, the home features a bright open-concept kitchen and dining area, designed for both functionality and connection. The main floor offers two well-sized bedrooms, while the lower level includes an additional room previously used as a bedroom (window may not meet egress), along with a large recreation space—ideal for entertaining, relaxing, or creating a flexible family zone. Just steps away, Little Lake Park provides green space, walking paths, and a natural extension of your outdoor lifestyle—perfect for families, morning walks, or unwinding at the end of the day. Whether you're a first-time buyer or looking to downsize without compromise, this property offers a practical layout, desirable location, and excellent value. Well cared for and move-in ready, it's a smart opportunity in one of Selkirk's most sought-after neighbourhoods.

Kitchen 13 x 12'33

Dining Room 7'50 x 10'17

Living Room 12'75 x 16'58

Primary Bedroom 10'20 x 8'75

Bedroom 11'33 x 12'08

Four Piece Bath

Recreation Room 20'08 x 13'17

Utility Room 23 x 15'33

Other 9'67 x 11'50

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

bradhirst@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca