



94 Yanofsky Way Winnipeg

\$394,000

Offers anytime. Lovingly maintained by the same owner for 40 years, this cute & cozy 3bdrm, 2.5 bath bungalow offers warmth, character & pride of ownership throughout. Step inside to laminate flooring throughout the main living area featuring 11ft vaulted ceilings, L-shaped living/dining room & charming wood-burning brick-facing fireplace creating a warm and inviting atmosphere. Patio doors off the formal dining area lead to the 3 season sunroom, 2 tier deck & patio in the fully fenced backyard, perfect for relaxing or entertaining. Kitchen offers plenty of counter/cabinet space, tile backsplash, pantry & all appliances included. Spacious primary bdrm features WIC & 3pc ensuite. 2 additional main floor bdrms offer ample closet space plus updated 4pc bath w/ tile tub surround & large vanity. Fully finished basement features huge rec room w/ wet bar & seating for 3, games area, 2pc bath & tons of storage space. Additional upgrades/features incl hi-eff furnace, Central air, HWT(23), some newer PVC windows, updated shingles, walking distance to parks, schools, public transportation and amenities. Shows A+.

Living Room 11'30 x 20

Dining Room 9'40 x 10'50

Sunroom 8'60 x 12'20

Kitchen 9'40 x 10'50

Primary Bedroom 9'80 x 11'80

Three Piece Ensuite Bath 9'90 x 9'20

Bedroom 9'70 x 8'90

Bedroom 8'70 x 10'70

Four Piece Bath 8'60 x 4'90

Recreation Room 15'10 x 20'80

Game Room 9'80 x 11'90

Two Piece Bath 12'50 x 7'20

Listing Presented By:



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