



974 College Avenue Winnipeg

\$229,900

Offers as received. Straight and solid 3 bdrm 1 bthrm 2 storey located only 1 quiet block from McPhillips. Step inside to laminate flooring seamlessly throughout the main living area ('16) large picture window letting in abundance of natural light and open to the eat in kitchen. Kitchen remodelled in 2016 offers plenty of counter and cabinet space, granite counters, subway tile backsplash and all appliances included. Formal dining, convenient main floor laundry and remodelled 4 pc bthrm with acrylic tub surround and large vanity. Upstairs offers 3 spacious bdrms including huge primary room with his and her closet. Additional features and upgrades: Shingles 2016, alluminum soffit fascia and eaves, hi efficient furnace, HWT (2021) pvc windows throughout, fully fenced front and back yard with additional parking for 2. Great location walking distance to public transportation, amenities and all levels of school.

Living Room 16'10 x 11'40

Dining Room 11'20 x 9'80

Kitchen 7'40 x 12'60

Four Piece Bath 7'40 x 5'40

Laundry Room 9'60 x 9'30

Primary Bedroom 10'60 x 16'10

Bedroom 7'80 x 13

Bedroom 9'80 x 10'30

Listing Presented By:



Originally Listed by:
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