



**\$324,900**

**MLS# 202517946**

**3 Bedrooms | 1.5 Bathrooms | 1,188 Sqft**

S/S Now, Offers as Received, Open house Sat & Sun August 23rd & 24th 2pm-4pm. This move-in ready home is perfectly situated in a quiet, family-friendly neighborhood in Niverville, just steps from a nearby playground and close to local amenities. The main floor welcomes you with, modern pot lights, and a bright, open-concept living space. The living room flows seamlessly into the kitchen, which features a mosaic tile backsplash, pantry, island with breakfast bar, and S/S appliances. A 2-piece bathroom is also located on the main level. The dining area opens through garden doors to a fully fenced backyard with a deck and patio. Upstairs offers three spacious bedrooms, each with large windows and generous closet space with new vinyl plank flooring. A 4-piece bathroom completes the upper level. The fully finished basement has a huge rec room and a dedicated laundry area. This home also includes a 60-gallon hot water tank, central vacuum system, and A 200-amp electrical panel ensuring your home is ready for all modern conveniences. A single attached insulated garage adds everyday convenience and storage, making this home completely turn-key. A well-cared-for home in one of Niverville's growing communities. Features: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings



For full listing details,  
please scan:



**Jaz Sandhu**

**PHONE**  
**(204) 218-7313**

**OFFICE PHONE**  
**(204) 255-4204**

**RE/MAX**  
**PERFORMANCE**