



**\$529,900**

**MLS# 202529954**

**3 Bedrooms | 2 Bathrooms | 1,198 Sqft**

OPEN HOUSE SUN 2-4PM Offers presented December 23rd Located in the desirable All Seasons Estates neighbourhood of North Kildonan, just off Lagimodiere, this rare property backs onto a peaceful water retention pond and offers an exceptional outdoor lifestyle. Set on an expansive 17,803 sqft fully fenced lot, the grounds are a nature lover's dream featuring mature trees including pine, spruce, cedar, and tamarack, along with an incredible variety of fruit trees and bushes such as chokecherry, crabapple, apricot, hazelnut, sour cherry, plum, grapes, raspberries, and blueberries. A true private oasis where you'll never be without fresh fruit. The solid home offers great potential with 3 bedrooms on the main level and a fourth bedroom in the partially finished basement rec room. While the interior could benefit from cosmetic updates such as paint and flooring, it provides an excellent canvas for your design ideas. Attached 20x20 garage. A truly unique opportunity in a prime location properties like this rarely come available. moments to Kilcona Park, Regent Commercial Area-Kildonan Place, Concordia Hospital, community centers, schools and more, this home is one that you will not want to miss! Features: Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer



For full listing details,  
please scan:



**Brent Martin**

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**PERFORMANCE**

Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.

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