



\$649,900

MLS# 202601956

4 Bedrooms | 2.5 Bathrooms | 2,154 Sqft

Offers Feb 17. OH FEB 15 2-4pm. Welcome to 446 Kingston Crescent, perfectly positioned on one of WPG's most desirable & iconic streets. This coveted riverside neighbourhood offers a lifestyle that's truly unmatched steps from Elm Park Bridge, the BDI, Kingston Park, and South Osborne's vibrant shops and cafes. The home blends classic character w/ thoughtful modern upgrades. Offering 4 bdrms & 2.5 baths, it was substantially reno'd in 2002/03, down to the studs, including a front foyer addition, providing peace of mind alongside timeless appeal. Beautiful wrought-iron stair detail, porcelain tile & hwd flooring through the main LR/DR spaces, w/ an inviting Fam Rm, corner gas FP, in-floor heat & 3-szn sunroom. Chef's kit w/ maple cabinets, SS appl, stone tile backsplash & plenty of storage. Private 2nd floor w/ primary suite, WICC, ensuite bath, good sized bdrms & 2nd flr laundry w/ heated flrs. Full bsmt offering versatility & future development opportunity. Stunning garden oasis yard w/ mature trees, annuals/perennials & more! Private backyard w/ brick patio, deck & shed. Homes on Kingston Cres are rarely available this is your opportunity to own in a location that defines WPG living at its finest! Features: Alarm system, Blinds, Dishwasher, Dryers - Two, Freezer, Fridges - Two, Microwave, Storage Shed, Stove, Washers - Two, Window Coverings



For full listing details,
please scan:



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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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