



**\$309,900**

**MLS# 202605119**

**2 Bedrooms | 1 Bathroom | 716 Sqft**

OPEN HOUSE Sunday March 29th 2-4pm. Showings begin March 25, with offers presented March 31st, 5:00 PM. This charming bungalow is an excellent opportunity for first-time buyers or those looking to downsize. The spacious living room features original hardwood floors and an abundance of natural light, complemented by a cozy electric fireplace. The main floor includes two bedrooms, one of which is currently used as a dining room and offers sliding doors leading to the deck and fully fenced backyard. The four-piece bathroom is equipped with a relaxing jetted tub. The bright kitchen provides ample counter and cupboard space, along with a built-in cabinet for additional storage. Included appliances are the fridge, stove, dishwasher, microwave, and hood fan. The fully finished basement offers a rec room, office space, and a laundry area complete with a sink, shower, and extra storage. Outside, enjoy a south-facing fenced backyard and a 22' x 24' double detached garage. Recent updates include shingles (2024) and a high-efficiency furnace (2023). Ideally located in a desirable neighborhood, this home is close to St. Vital Park, public transportation, shopping, and restaurants. Features: Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings



For full listing details,  
please scan:



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