



**\$199,900**

**MLS# 202612133**

For full listing details,  
please scan:



**2 Bedrooms | 1 Bathroom | 1,077 Sqft**



**Stephen Olyniuk**

PHONE  
**(204) 981-2009**

OFFICE PHONE  
**(204) 326-4322**

Offers as recieved. Affordable opportunity in Winnipeg s West End! This charming 1.5-storey home offers excellent value for first-time buyers, investors, or anyone looking for a property with functional space and a detached double garage at this price point. The main floor features a spacious living room with laminate flooring and a brick feature wall, an eat-in kitchen with seating area for barstools, convenient main floor laundry with extra storage, a large primary bedroom, and a full bathroom with vinyl flooring. Upstairs offers a versatile 16' x 12' loft-style bedroom or rec space. Outside you ll find a fenced backyard, a spacious deck ideal for relaxing or entertaining, and a stucco-finished double detached garage. Additional features include a high-efficiency natural gas furnace, sump pump, crawlspace with concrete walls, asphalt shingles, and low-maintenance stucco exterior with wood accents. Enjoy a quick walk to nearest park and public transportation. With only a few minutes to nearest shopping centre don't miss out on a solid option for homeowners or as a revenue property with strong potential! Property was rented for \$1550 per month. Features: Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer

**RE/MAX<sup>®</sup>**  
**PERFORMANCE**