

$349,900 | **MLS# 202628221**

3 Bedrooms | **1.5** Bathrooms | **1,242** Sqft

Offers as Received | No condo fees! This is a house, not a condo, so you own it, just like Gord Downie said..fully completely! Welcome to the growing community of Niverville, just a short commute from Winnipeg! Offering 1, 242 SqFt, this 3 bedroom, 1.5 bathroom, 2-storey corner townhouse features a bright, open-concept main floor with spacious eat-in kitchen with quartz counters, large island & ample cabinetry. Main floor has large living room with fireplace and convenient 2-piece bathroom. Upstairs, a generous primary bedroom with walk-in closet & ensuite access to a 4-piece bathroom, 2 additional bedrooms & upper-level laundry, which makes laundry less of a chore. The basement is fully insulated, drywalled & has electrical already in place offering excellent potential for full basement development. Additional features include central air, high efficiency furnace, HRV, sump pump & an oversized single attached garage. Fully fenced, south facing backyard with 2-tier deck & hot tub makes this a great home for entertaining. Perfectly situated close to everything this thriving community has to offer. Updates: Hot Water Tank (2026), Dishwasher, Range, Dryer (2025), Quartz Counters (2024), Deck (2024). Features: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings



For full listing details, please scan:

Andrew Caronte

PHONE
(204) 226-3643

OFFICE PHONE
(204) 255-4204

RE/MAX 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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