

3625 Batchelor Avenue

Winnipeg, MB

\$449,900 | 2 BEDS | 2.5 BATHS | 1,104 SQFT | LOT SIZE: 50' x 132'

Stylish Living, Sunny Spaces and a Private Backyard



brandt@mckillop.ca | susan@mckillop.ca | 204-467-8000 | mckillop.ca

Welcome to this beautifully renovated Charleswood bungalow, filled with natural light from its south-facing design. The modern kitchen boasts granite countertops, stainless steel appliances, rich cabinetry, and a convenient peninsula—open to the bright living and dining area, perfect for everyday living and entertaining.

Two spacious bedrooms, including a primary with ensuite and walk-in closet, complement the 2.5 baths. The fully finished lower level adds a cozy rec room with wet bar/coffee bar, plus flexible space for a gym, office, or guests.

Step outside to enjoy a large fenced yard complete with patio, gazebo, raised garden beds, and lush perennials—a true private retreat. With high-efficiency heating, updated windows and roof, central air, and an attached garage, this home is move-in ready and waiting for you.

Book your private showing today and discover the best of Charleswood living!

INCLUSIONS

- Refrigerator
- Stove
- OTR Microwave
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed
- Stools in Kitchen
- Garage Door Opener & Remote
- Back Yard Gazebo

SPECIFICATIONS

- Style: Bungalow
- Built: 1977
- Gross Taxes: \$4,090.21
- Net Taxes: \$2,589.21

MEASUREMENTS

MAIN FLOOR

Eat-In Kitchen: 14.50 x 11.00

- Dura-Ceramic Tile Flooring
- Newer Renovation
- Maple Cabinets
- Ceramic Backsplash
- Granite Countertop
- One and Half Stainless Sink
- Pot Lighting
- Pendulum Lighting
- Pull-Out Garbage Bin
- Wire Rack
- Lazy Susan
- Pull-Out Spice Rack
- 15 Banks of Drawers
- Small Countertop w/ China Cabinet
- Built Into Wall w/Glass Doors, Lights and Drawers
- Garden Door to Side Yard
- Front Door to Back Landing and Basement
- Under-Cabinet Lighting
- Whirlpool Glass Top Stove
- Whirlpool Stainless Steel Fridge
- Kenmore Built-in Dishwasher

Dining Room: 10.83 x 7.50

- Maple Hardwood Flooring
- Easy Access to Kitchen

Primary Bedroom: 13.00 x 10.33

- Maple Hardwood Flooring
- Walk-in Closet w/ Wire Shelving
- North Facing PVC Window w/ Crank & Blind
- TV Mount

Bedroom #2: 11.08 x 9.33

- Maple Hardwood Flooring
- Double Closet w/ Built-in Dresser
- North Facing PVC Window w/ Opener

Living Room: 13.67 x 13.75

- Maple Hardwood Flooring
- Large South Facing Picture Window
- Wood Blinds

Ensuite Bathroom: 2 Piece

- Dura-Ceramic Tile Flooring
- 3ft Vanity w/ Espresso Cabinet
- West Facing PVC Window

4 Piece Main Bathroom: 11.08 x 4.83

- Dura-Ceramic Tile Flooring
- Newer Maple Cabinets
- Built-in Towel Pantry
- Built-in 2 Piece Tub w/ Shelf
- 3ft Vanity w/ Large 3ft Mirror

BASEMENT

3 Piece Bathroom: 8.83 x 6.08

- Vinyl Flooring
- Angled 2 Piece Acrylic Shower w/ Glass Doors, Seat & 2 Shelves
- 3ft Vanity
- East Facing Window
- Fan w/ Timer

Rec. Room 11.52 x 19.00:

- Vinyl Sheet Flooring
- Pot Lighting
- Suspended Ceiling
- TV Mount
- Built-in Bar Area w/ Stainless Steel Sink
- Built-in Wine Rack
- Upper Cabinet Glass Shelves for Wine, Glasses and Lower Cabinets for Storage
- 3 Windows
- Room is Divided by Cabinet for Gym Area (11.42ft Long)

Office/Hobby: 11.67 x 7.42

- Vinyl Sheet Flooring
- Suspended Ceiling
- Pot Lighting
- Window (Not Egress)

Storage: 18.42 x 6.75

FEATURES

- TRANE High Efficiency Natural Gas Furnace
- Central Air Conditioning
- 200 Amp Electrical Panel
- 40 Gallon Electric Hot Water Tank
- Maple Kitchen Cabinets
- Dura-Ceramic Tile, Vinyl and Vinyl Sheet Flooring
- Stucco, Wood & Brick Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Community Water & Sewer
- Property is Landscaped, Fenced & Private w/ Vegetable & Perennial Gardens
- Large Patio Area w/ Raised Gazebo Area (Raised Table Beds Stay)
- Metal Garden Shed
- Single Attached Garage w/ Concrete Floor, Upper Mezzanine for Storage, Some Upper Cabinets, Insulated Garage Door, Electrical Outlets, Door to Back Yard Not Insulated