



1869 William Avenue West

Winnipeg, MB

\$229,900 | 3 BEDS | 1 BATHS | 1,081 SQ FT | LOT SIZE: 50' x 104'

Great Location • Spacious Lot • Excellent Value



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Ideally located close to schools, daycare, and Red River College, this 1,081 sq. ft. bungalow offers comfort, convenience, and plenty of room to enjoy.

Situated on a generous 50' x 104' lot with convenient back lane access and parking, the property features a double garage/workshop, a fully fenced backyard and potential additional front parking.

Inside you'll find 3 bedrooms, a bright eat-in kitchen, a spacious living room, and a part basement with plenty of storage and utility space. Updates include newer shingles, a high-efficiency gas furnace, and low-maintenance vinyl siding for added peace of mind.

Five appliances are included, making this an excellent opportunity for first-time buyers, families, or anyone looking for a solid home in a convenient Winnipeg location.

INCLUSIONS

- Refrigerator
- Stove
- Freezer
- Washer
- Dryer
- Window Coverings
- Blinds

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SPECIFICATIONS

- Style: Bungalow
- Age: Older
- Gross Taxes: \$2,748.30
- Net Taxes: \$1,526.91

MEASUREMENTS

Eat-in Kitchen: 17.33 x 8.92

- Laminate Flooring
- Painted Cabinets

Living Room: 17.33 x 11.75

- Wall-to-Wall Carpet
- South Facing Window

Bathroom: 9.00 x 8.17

- Vinyl Flooring
- Tub/Shower

Primary Bedroom: 15.08 x 10.25

- Wall-to-Wall Carpet
- Two Double Closets

Bedroom #2: 10.83 x 8.67

- Laminate Flooring
- PVC Window

Bedroom #3: 12.25 x 8.17

- Wall-to-Wall Carpet
- Double Closet
- PVC Window

Basement/Utility/Laundry: 30.00 x 13.00

- Unfinished

FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- 100 Amp Breaker Panel
- 40 Gallon Electric Hot Water Tank
- Vinyl Exterior
- Asphalt Shingles (Newer)
- Aluminum Soffits & Fascia
- PVC Windows
- Property is Landscaped w/ 22' x 13' Deck
- 20' x 25' Detached Garage
- 2 Car Rear Parking

