

## Dimensions & Info

LIVING ROOM	19.67' x 13.33'
EAT-IN KITCHEN	12.83' x 9.42'
DINING ROOM	12.67' x 12'
PRIMARY BEDROOM	13.33' x 11.75'
4 PIECE ENSUITE	8.42' x 5'
4 PIECE BATHROOM	9' x 6.25'
3 PIECE BATHROOM	8' x 5'
2 PIECE BATHROOM	6.87' x 5.25'
BEDROOM #2	12' x 10'
BEDROOM #3	11.58' x 10'
RECREATION ROOM	15.25' x 14.42'
BEDROOM (LL)	11.42' x 11.33'



THE  
MARGOLIS  
GROUP  
146

## 146 Rue Hebert

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## Welcome to Pointe Hebert

This KDR built home is nestled in a beautiful mature neighbourhood close to the Red River.

Walking into the home you will be invited by an open floor plan with large Armwood windows and patio door allowing for lots of natural light to shine through.

Enjoy entertaining with people being able to flow to and from the south facing deck to your dining room through a large patio door.

Coming home with the kids during this mucky spring weather is a breeze with a spacious mud room and powder room all in the back entrance.

Going upstairs, there are 3 spacious bedrooms. The primary bedroom has a large walk-in closet and 4 piece bathroom. There is another 4 piece bathroom on the upper floor.

The lower level is bright with a great rec space with built-in electric fireplace. When you have out of town guests, they have a spacious bedroom and 3 piece bathroom all to themselves, allowing for privacy.

\$669,900

 1,580 sf  3+1  3.5



[margolis.ca](http://margolis.ca)

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THE  
**M A R G O L I S**  
GROUP

**ROYAL LEPAGE**  
Dynamic Real Estate  
INDEPENDENTLY OWNED AND OPERATED

## Special Mention

Schools:

Marion School  
College Louis-Riel

Shopping:

St. Boniface shops and restaurants  
The Forks

Parks:

Whittier Park

Views:

Esplanade Riel, Red River, CMHR, Winnipeg skyline