

Dimensions & Info

LIVING ROOM	25.42' x 19.83'
EAT-IN KITCHEN	13.58' x 12.75'
DINING ROOM	17.58' x 10.83'
4 PC BATHROOM	9.5' x 5.83'
3 PC BATHROOM	5.83' x 4.08'
3 PC BATHROOM (ENSUITE)	11' x 8.67'
2 PC BATHROOM	6.25' x 3'
PRIMARY BEDROOM	17' x 14'
BEDROOM #2/LAUNDRY	13.5' x 10.75'
BEDROOM #3	13.08' x 12.75'
BEDROOM #4	13.08' x 12.92'
RECREATION ROOM	34.75' x 12.67'
SUNROOM (M)	11.92' x 6.25'
FAMILY ROOM	17.08' x 12.83'



3204 Assiniboine Avenue

Danielle Margolis
(204) 791-9719

Jon Margolis
(204) 955-9055





\$849,900 3,827sf 4 3.5



Welcome to Westwood on the river!

Beautiful unique Franklin Lloyd Wright-esque 3 storey home located on river front property.

Enjoy spectacular river views from all your main living spaces, including from your primary bedroom.

When you walk into the home there is a generous foyer that open to the side yard and wraps around to the rec room with a wood burning fireplace and shared book case wall with the sunroom overlooking the river and yard.

Going up the timeless, floating mahogany staircase to the second floor, you will appreciate the huge south facing windows and the reclaimed hardwoods from the University of Winnipeg's basketball court!

Both the large living room and dining room have stone wood burning fireplaces. Enjoy hosting parties and prepping in your updated kitchen complete with a butlers pantry and tucked away powder room.

The third floor has 4 spacious bedrooms. Primary has two walk-in closets, stunning ensuite and amazing view of your backyard and river. Step saving laundry room as well!

Special Mention

Schools:
Robert Browning School
Lincoln Middle School
Westwood Collegiate

Shopping:
Park West Shopping Centre
Westwood Village Shopping Centre

Parks:
Westwood Green
Coleridge Park

margolis.ca

(204) 791-9719

3-1450 Corydon Ave
Winnipeg, MB
R3N 0J3

@margolisgroup

THE
M A R G O L I S
GROUP

ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED