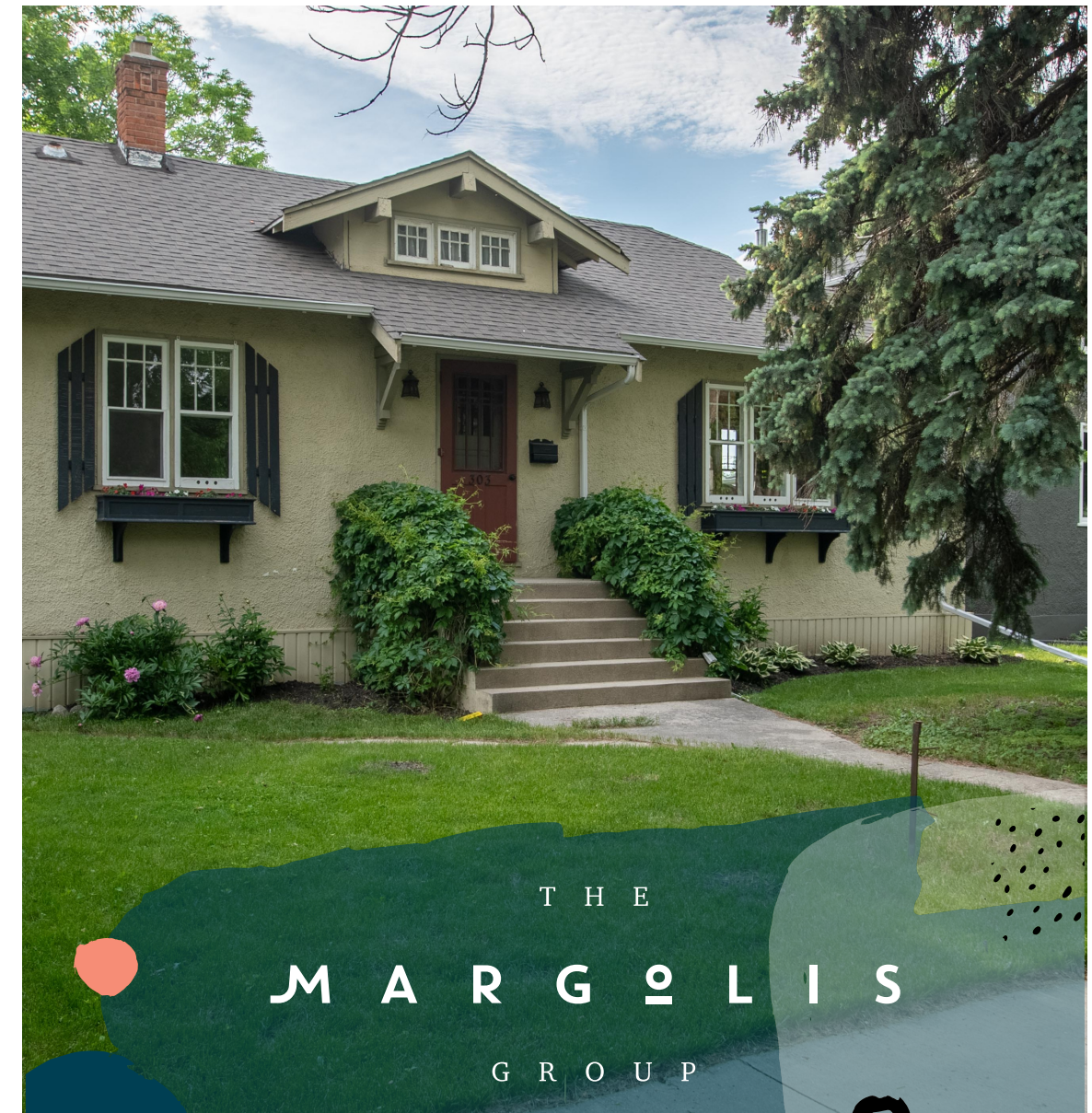


Dimensions & Info

LIVING ROOM	20.83' x 11.58'
KITCHEN	10.58' x 9.08'
DINING ROOM	11.58' x 10.58'
4 PC BATHROOM	7.75' x 4.83'
PRIMARY BEDROOM	12.5' x 12.42'
BEDROOM #2	10' x 8'
BEDROOM #3 (LL)	18.08' x 11.92'
RECREATION ROOM	31.5' x 22.08'



303 Borebank Street

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\$324,900 🏠 916 sf 🛏️ 2+1 🚿 1



Welcome to North River Heights!

Walk into this home which has gleaming hardwoods throughout the entire main floor with original woodwork and 7" baseboards.

The bright living room is anchored by a gorgeous ornamental brick fireplace and has french doors leading to the dining room with large window facing the landscaped backyard. Updated white kitchen has full height cabinetry, quartz counter tops and tiled backsplash. The west facing window provides the kitchen some great natural light, and sight lines of your kids or furry friends playing outside.

The timeless 4 piece bathroom has hand-cut subway tile, hexagon tile flooring and a marble vanity top.

The lower level is partially finished with a great sized (non-egress window) bedroom with plush carpet. The rest is ready for you to finish to your liking!

Enjoy evenings watching the sunset from your generous (50x120 lot) west facing fenced-in backyard.

This home is move in ready, has plenty of character and charm.

Special Mention

Schools:
 Queenston School
 Kelvin High School
 St.Mary's Academy

Shopping:
 Academy Street Shops
 Corydon Street Shops
 Grant Park Shopping Centre

Parks:
 Brock/Cordova Park
 Assiniboine Park and Zoo

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