

Dimensions & Info

LIVING ROOM	16' x 9.5'
EAT-IN KITCHEN	13.08' x 8.67'
PRIMARY BEDROOM	15.83' x 9.83'
BEDROOM #2	10.58' x 9.67'
4 PC BATH	6.67' x 5.17'
RECREATION ROOM	20.25' x 7.5'
PORCH	9.75' x 4.58'
MUDROOM	8.42' x 6.67'



233 Parkview Street

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\$204,900 747 sf 2 1



Welcome to St. James!

Cute as a button perfect starter home nestled in the heart of St. James.

Walk into the spacious 3 season porch which is great for extra storage or relaxing in on nice summer nights.

When you walk into the charming living room you will notice the modern luxury vinyl plank flooring which is throughout the home.

Enjoy preparing and eating your meals in the white eat-in kitchen that boasts lots of cabinetry-perfect for storage, plenty of countertop space, beautiful glass tile backsplash and stainless steel appliances.

The primary has ample room to fit a king sized suite and double as an office, if needed. The second bedroom is conveniently located on the main floor as well along with a newly updated 4 piece bathroom with tile surround, low-flow toilet and new sink.

No need to haul laundry downstairs with the stackable washer/dryer located on the main floor, it makes doing this chore less of a hassle.

The half basement has plenty of head space and is fully insulated, drywalled with laminate flooring.

Special Mention

SCHOOLS-
École Assiniboine School
Stevenson-Britannia School
St.James Collegiate

PARKS-
Bruce Park
Andrew Currie Park
Assiniboine Park and Zoo

SHOPPING-
CF Polo Park
Portage Ave local shops

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