

## Dimensions & Info

LIVING ROOM	18.83' x 15'
EAT-IN KITCHEN	16' x 15'
DINING ROOM	11.92' x 11.17'
PRIMARY BEDROOM	13.75' x 12.75'
BEDROOM #2	11.42' x 9'
BEDROOM #3	11.58' x 8.92'
BEDROOM #4 (LL)	12.92' x 11.67'
3 PC ENSUITE	8' x 5'
4 PC BATH	8' x 5'
4 PC BATH (LL)	10.5' x 4.92'
RECREATION ROOM	41.75' x 20.67'



3 Settrington Bay



WINNIPEG REALTOR®  
**TARA**  
**SUFFIELD**  
*Since 2010*



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



## Welcome to Whyte Ridge!

Often sought, seldom found! A move-in ready bungalow in a family oriented, convenient neighbourhood.

Tastefully updated and maintained over its time. It offers a sun filled open concept plan with vaulted ceilings, neutral decor and easy care LVP flooring.

Enjoy entertaining in this modern two-toned, eat-in kitchen with stainless steel appliances, corner pantry and island.

Relax in this generously sized living room overlooking the fenced yard.

Keep cozy while enjoying dinner in the dining room featuring a gas burning fireplace.

The lower level has been recently developed offering a large recreation space with pot lighting, a great sized bedroom, dedicated laundry space and gorgeous bathroom with heated tile flooring and subway tile surround.

## Special Mention

SCHOOLS-  
Whyte Ridge Elementary  
Henry Izzat Middle School  
Fort Richmond High School

PARKS-  
FortWhyte Alive  
Scurfield Park

SHOPPING-  
Shops of Kenaston  
Linden Ridge Shopping Centre  
Costco  
Ikea

\$549,900

 1,491 sf

 4

 3



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

(204) 791-9719

3-1450 Corydon Avenue  
Winnipeg, MB  
R3N 0J3

  @margolisgroup

WINNIPEG REALTORS®  
**TARA**  
SUFFIELD  
*Since 2010*

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