

Dimensions & Info

LIVING ROOM	18' x 14.17'
EAT-IN KITCHEN	10.83' x 10.33'
DINING ROOM	11.17' x 10.33'
PRIMARY BEDROOM	13' x 11'
BEDROOM #2	11' x 10'
BEDROOM #3 (B)	11' x 10'
4 PIECE BATHROOM	7.33' x 7.08'
3 PIECE BATHROOM	7.08' x 6.08'
LAUNDRY ROOM	10.33' x 8.92'
RECREATION ROOM	23.98' x 17.08'



THE
MARGOLIS
GROUP

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Welcome to St. Vital

This move in ready bungalow is situated on a 53' quiet corner lot with stunning curb appeal.

Bright and spacious entrance has travertine tile leading to the open concept main floor with gleaming espresso stained 3/4" oak hardwoods.

Inviting white kitchen with tons of cabinets, granite countertops with an island that has a down draft JennAir range.

Enjoy serving a meal from the kitchen to the dining room, or dine al fresco on your two tier deck right off the back garden door.

Sunny living room has flanking built-ins, anchored by an electric fireplace making it feel nice and cozy on chilly nights.

Two well sized bedrooms, (primary with a walk-in closet) on the main floor are separated by the four piece bathroom.

Going down to the basement you will find a beautiful laundry room with loads of organized storage and a utility sink.

Plush carpet throughout the sprawling recreation room, a third bedroom with an adjacent three piece bathroom and a dry bar complete this basement.

Special Mention

SCHOOLS-
St. George School
Lavallee School
Windsor School

PARKS-
Nichol Green Park
Dean Finlay Park

ENTERTAINMENT-
Willow Wood Plaza
Southdale Shopping Centre
St.Vital Centre

\$449,900

 1,120 sf

 3

 2

 2 Garage



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