

Dimensions & Info

LIVING ROOM	12.7' x 11.1'
EAT-IN KITCHEN	12.9' x 9.5'
DINING ROOM	12.9' x 10'
PRIMARY BEDROOM	11.7' x 11'
BEDROOM #2	10.11' x 10.04'
BEDROOM #3	8.1' x 8.8'
4 PIECE BATHROOM	6.4' x 8.7'
MUDROOM	6.5' x 6.3'
SUNROOM	6.8' x 8.11'



THE
MARGOLIS
GROUP

596 Goulding Street

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**Leah Danielle Margolis
Personal Real Estate
Corporation*

Jon Margolis ®
(204) 955-9055





Welcome to the West End!

Charming 1 3/4 storey has been loved and well taken care of for the past 10 years.

Walk in to the lovely east facing sunroom perfect to show off your green thumb, or to sip your morning coffee and enjoy a book.

As you enter the home you will notice the functional side hall plan with character hardwoods. To the left there is a well sized living space with a picture window facing east, allowing plenty of morning light.

From there, enjoy hosting dinner parties in the large dining room with built in shelving and have fun with the pass through to the kitchen.

Enjoy indoor/outdoor space with a “private” raised patio accessed through the large patio doors in the dining room.

Prepping meals is a breeze in the white cabinet lined kitchen with plenty of countertop space and modern open style cabinets.

Upstairs has three bedrooms, two great sized ones and with one that can become a nursery, closet of your dreams or an at home office.

Enjoy relaxing in the beautifully updated bathroom with a deep soaker tub, tiled surround and floor.

Full basement has tons of potential; offers plenty of storage and the laundry space.

Special Mention

SCHOOLS-
Isaac Brock School
Wolseley School
Laura Secord School

AMENITIES

Wall Street Pizza
Polo Park Mall
Cindy Klassen Recreation Centre

\$339,900



1,161 sf



3



1



1+ parking pad



margolis.ca

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THE
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