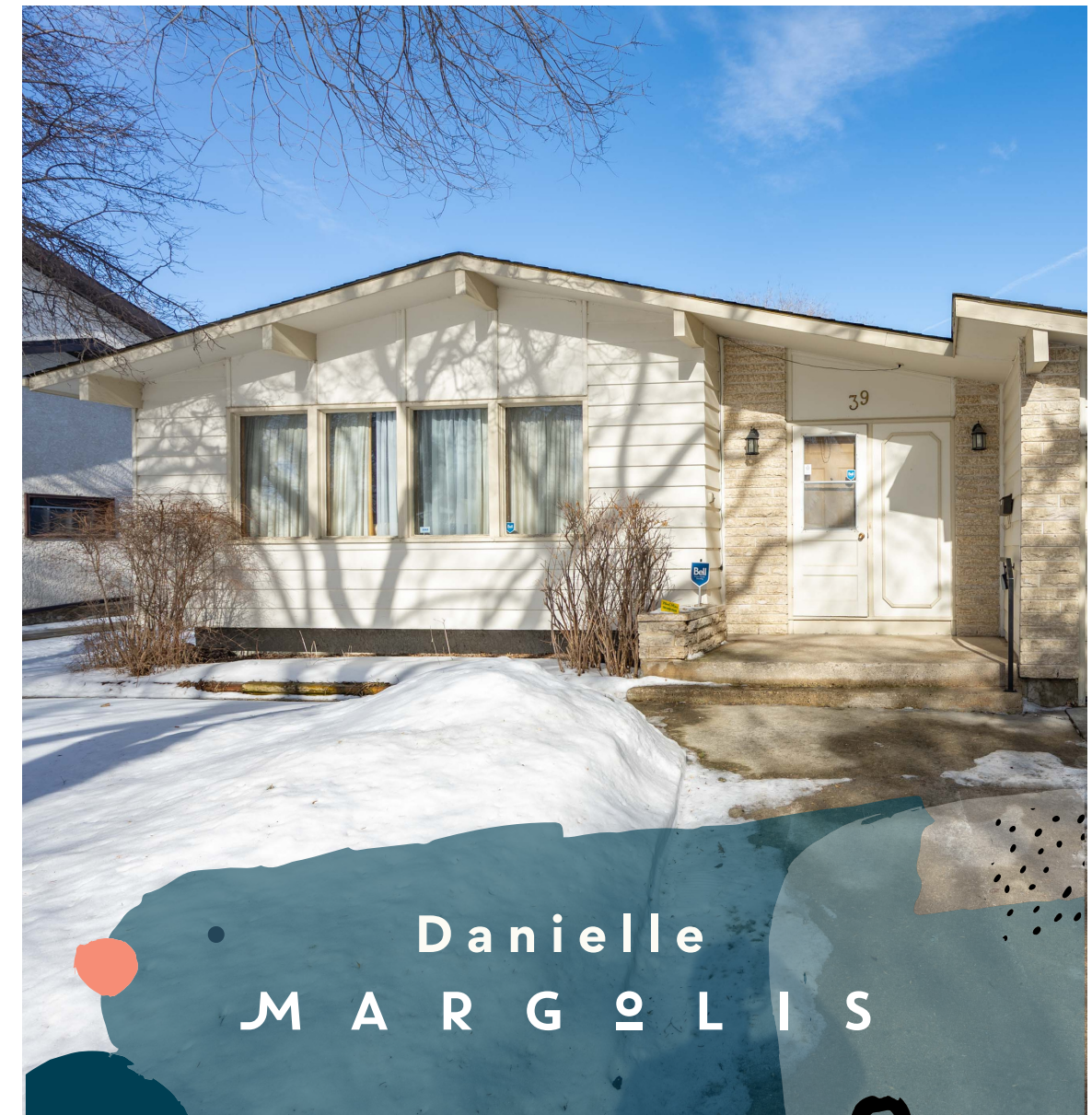


## Dimensions & Info

LIVING ROOM	20.58' x 11.83'
EAT- IN KITCHEN	12.58' x 12.17'
DINING ROOM	12.25' x 8.33'
FAMILY ROOM	18.33' x 14.33'
PRIMARY BEDROOM	13' x 12.25'
#2 BEDROOM	12.25' x 9.83'
#3 BEDROOM	10.17' x 8.83'
#4 BEDROOM (LL)	12.5' x 11.83'
#5 BEDROOM (LL)	9.17' x 9'
2 PEICE ENSUITE	5.92' x 4.67'
3 PIECE BATHROOM	8.25' x 4.58"
3 PIECE BATHROOM (LL)	7' x 6'
RECREATION ROOM	27' x 9'
LAUNDRY ROOM	28.5' x 8.92'



Danielle  
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## Welcome to Fort Richmond!

Sprawling Fort Richmond home located on large lot and quite bay. It has been well maintained by original owners.

Walk into the open entrance with double coat closet which leads to the vaulted ceiling living room with a huge south facing windows flooding the living room and dining room with tons of natural light.

Around the corner is a spacious eat-in kitchen with updated maple cabinets with pull-outs, ample granite counter space, tile backsplash and double sinks overlooking the bright sunken-in family room.

The family room is the perfect space to curl up around the Tyndall stone fire place; or use the patio doors to escape into the generous, fully fenced-in backyard.

The rest of the main floor has three well sized bedrooms, 3 piece bath. The sprawling primary has tow double closets and a 2 piece ensuite.

The lower level is fully finished. It has a large rec room that would be perfect for a media room for all the movie lovers.

The generously sized laundry room has ample shelving and room for storage.

There are two non-egress bedrooms, one of which has a large walk-in closet and would be perfect to host guests in. No need to go upstairs to use the washroom, there is a 3 piece washroom on the lower level!

## Special Mentions

SCHOOLS-  
University of Manitoba  
Prairie Sunrise School

AMENITIES  
Princess Auto Stadium  
Pembina Village Shopping Centre  
Close proximity to the Perimeter HWY

\$439,900



1,641 sqft



3 +2



2.5



1



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