

## Dimensions & Info

LIVING ROOM	14.8' x 11.4'
KITCHEN	11.5' x 7'
DINING ROOM	11.7' x 7'
DEN	12.2' x 9.2'
BEDROOM (M)	11.3' x 8.7'
4 PC BATHROOM (M)	4.1' x 7.1'
BEDROOM (U)	13.7' x 12.9'
BEDROOM (U)	11.1' x 10'
BEDROOM (U)	12.1' x 10.1'
STORAGE ROOM (LL)	10.8' x 8.5'
2 PC BATHROOM (LL)	4.5' x 4.33'
RECREATION ROOM (LL)	10.7' x 17.5'
BEDROOM (LL)	9.1' x 11.2'



224 Chelsea Avenue

Danielle Margolis \* REALTOR®

(204) 791-9719



\*Leah Danielle Margolis Personal Real Estate Corporation





## Welcome to East Kildonan!

Fantastic home full of charm and walkable to many amenities.

Enjoy a lovely screened-in porch on roman paver flooring overlooking the south backyard view.

The main floor welcomes you to the warm and spacious living room and den with built-ins. Bright galley kitchen leads to the large dining room which has a built-in hutch, great for hosting dinner parties. Large south facing window for natural light.

Upper level has three great sized bedrooms and the basement has a large recreational space, two piece bathroom, generous storage room and an extra (non-egress) bedroom. Bonus of a main floor bedroom or office and four piece bathroom.

Mature fenced-in backyard with single garage and extra asphalt parking stall.

Recent updates include, shingles, fence and LVP flooring.

It's a must to see!

## Special Mentions

SCHOOLS-  
Prince Edward School  
Ecole Munroe Middle/Jr High School

AMENITIES  
Kildonan Village Shopping Centre  
Kildonan Park  
Close to major routes

\$329,900



1,472 sf



4 + 1



1.5



1



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

(204) 791-9719

3-1450 Corydon Avenue  
Winnipeg, MB  
R3N 0J3

  @daniellemargolisrealtor

*Danielle*  
M A R G O L I S

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