## Dimensions & Info

LIVING ROOM 16.83' x 13.42'

EAT-IN KITCHEN 17.42' x 12.25'

DINING ROOM 9.83' x 8'

PRIMARY BEDROOM 13.42 x 11.17'

WALK-IN CLOSET **5.33' x 5.17'** 

BEDROOM 11.08' x 10.17'

BEDROOM 11.83' x 8'

BEDROOM (LL) 9.83' x 7.33'

4 PC BATHROOM **7.58' x 4.83'** 

2 PC BATHROOM 5.33' x 4.4'

3 PC BATHROOM (LL) 13.42' x 9.83'

RECREATION ROOM (LL) **20.67'** x **15.25'** 

LAUNDRY ROOM (LL) 14' x 10.33'









## 68 Vanscoy Road

Danielle Margolis \* REALTOR®

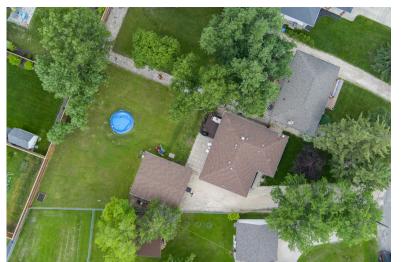
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\*Leah Danielle Margolis Personal Real Estate Corporation





















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3-1450 Corydon Avenue Winnipeg, MB R3N 0J3

"The information contained herein has been supplied to Danielle Margolis and ROYAL LEPAGE Dynamic Real Estate by the owner of the property. ROYAL LEPAGE Dynamic Real Estate has relied on the owner's representations for the purposes of preparing this feature sheet"







Nestled on a tranquil street, this wellpreserved Boch+Regehr bungalow boasts a spacious pie-shaped lot (12,409sqft!) with a west-facing backyard.

The layout features ample windows in every room, including a neutral-toned L-shaped living room/dining room with laminate flooring and a built-in hutch. This flow allows for great entertaining.

The bright and cheery eat-in kitchen offers double sinks with a view of the beautiful yard and prairie sunsets, along with plenty of counter space, cabinets and a pantry.

The bedroom wing on the north side of the house includes rooms with ample closet space and hardwood floors. The primary bedroom features a walk-in closet and an ensuite bathroom. A four piece bath completes the main level.

The finished lower level offers a spacious Lshaped recreation room with an ornamental brick-faced fire place as a focal point, perfect for relaxation. Additionally, there is a nonegress bedroom, an updated three piece bath and a roomy laundry area. The {almost} fenced yard includes a patio, deck, and a triple detached garage with tandem access to the yard and a workshop area.

## Special Mention

## SCHOOLS-École Charleswood School

Beaumont School Westgrove School

**AMENITIES** 

Harte Trail and playground Charleswood Square Charleswood Off Leash Dog Park





