

1 Westmount Bay

Winnipeg, MB

\$374,900 | 3 BEDS | 1 BATH | 1,027 SQFT

Turn-Key Treasure on a Corner Lot



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Welcome to this beautifully maintained Windsor Park home. 3-bedroom, 1-bath 3-level split home, perfectly situated on a desirable corner lot close to schools, parks, and pools—ideal for a growing family. Offering 1,027 sqft of thoughtfully designed living space plus a fully finished basement, this home is filled with natural light and warm, inviting charm throughout. The backyard is fully fenced with a gazebo. Shingles in 2021, HVAC & Hot water tank 2023 & fencing 2020. ensures year-round com. Pride of ownership is evident at every turn—this is a move-in ready home you won't want to miss!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed

SPECIFICATIONS

- Style: 3 Level Split
- Built: 1961
- Gross Taxes: \$3,540.89

MEASUREMENTS

Kitchen: 10.00 x 9.67

- Vinyl Plank Flooring

Dining Room: 7.25 x 10.17

- Vinyl Plank Flooring

Living Room: 14.42 x 12.17

- Vinyl Plank Flooring

Main Bathroom: 4 Piece

- Vinyl Plank Flooring

Primary Bedroom: 11.00 x 11.50

- Vinyl Plank Flooring
- Double Closet

Bedroom #2: 8.08 x 13.00

- Vinyl Plank Flooring
- Double Closet

Bedroom #3: 8.08 x 9.58

- Vinyl Plank Flooring
- Double Closet

Basement Rec. Room: 15.67 x 18.33

- Carpet Flooring
- Suspended Ceiling

FEATURES

- High Efficiency Forced Air Natural Gas Furnace (2023)
- Heat Recovery Ventilator (HRV) (2023)
- 100 Amp Electrical Panel
- Central A/C (2023)
- 60 Gallon Natural Gas Hot Water Tank (2023)
- Central Vacuum (Never Used)
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Wood Framed Windows
- Fully Finished Basement
- Community Water
- Community Sewer
- Carpet and Vinyl Plank Flooring
- Back Yard is Fenced

