

2319 Ness Avenue

Winnipeg, MB

\$374,900 | 3+ BEDS | 1 BATH | 1,060 SQ FT | LOT SIZE: 60' x 97'

Beautiful Bungalow with Private Backyard Retreat



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Welcome to this bright and spacious 1,060 sq. ft. bungalow, ideally located on Ness Avenue close to schools, parks, restaurants, public transit, and everything Winnipeg has to offer.

Featuring 3+ bedrooms and 1 bathroom, this modern home offers large bedrooms, a welcoming main floor, and plenty of room for a growing family.

The fully finished basement provides valuable additional living space, perfect for a family room, home office, playroom, or guest area.

Outside, the beautifully landscaped 60' x 97' lot offers a private, fully fenced backyard designed for relaxing and entertaining. Enjoy the large three-tier deck, gazebo, firepit with seating area, and colourful perennial gardens.

Modern, spacious, and ready for you! This wonderful property is the perfect place to call home.

INCLUSIONS

- Refrigerator
- Dishwasher
- Washer
- Window Coverings
- Shed
- Firepit
- Stove
- Built-in Microwave
- Dryer
- Blinds
- Gazebo
- 3 Benches

SPECIFICATIONS

- Style: Bungalow
- Age: 1957
- Gross Taxes: \$3,711.98 (2026)

MEASUREMENTS

MAIN FLOOR

Kitchen: 6.67 x 12.00 Dining Room: 8.00 x 12.08 Living Room: 19.42 x 11.33 Main Bath: 4 Piece

Primary Bedroom: 10.25 x 12.33 Bedroom #2: 8.08 x 10.17 Bedroom #3: 9.08 x 10.42

BASEMENT

Rec. Room: 25.17 x 10.00 Hobby Room: 16.33 x 11.33 Guest Room: 13.67 x 10.00

FEATURES

- High Efficiency Natural Gas Forced Air Furnace
- 100 Amp Electrical Panel
- Central A/C
- 40 Gallon Natural Gas Hot Water Tank
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water & Sewer
- 3 Tier Deck
 - 20' x 12'
 - 12' x 10'
 - 11' x 10'
- Fenced
- Private
- Two Perennial Gardens
- Firepit with Seating Area
- Close to Public Transit, Parks, Schools, Restaurants and Much More!

