

237 St. Martin Boulevard

Winnipeg, MB

\$299,900 | 3 BEDS | 2 BATHS | 900 SQFT | LOT SIZE: 2,999 SQFT

Spacious Side-by-Side Bungalow in the Heart of Transcona



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Welcome to this bright and spacious 900 sq. ft. side-by-side bungalow located in the family-friendly community of Transcona!

This well-kept home offers 3 bedrooms, 2 bathrooms, and a functional layout perfect for first-time buyers, downsizers, or families. The main floor features a modern feel with new vinyl flooring installed in 2025, a spacious living area filled with natural light, and an upgraded kitchen completed in 2015 with included appliances.

The fully finished basement adds valuable living space, offering plenty of room for a rec room, home office, gym, or play area. Outside, enjoy a newly installed chain-link fence in 2025, adding privacy and security for kids, pets, or backyard entertaining.

Located close to schools, parks, shopping, and everyday conveniences, this move-in-ready Transcona bungalow is a fantastic opportunity!

INCLUSIONS

- Refrigerator
- Freezer
- Washer
- Blinds
- Stove
- Dishwasher
- Dryer
- Shed

SPECIFICATIONS

- Style: Side-by-Side Bungalow
- Built: 1976
- Gross Taxes: \$3,223.65

MEASUREMENTS

Kitchen: 9.33 x 7.75 Dining: 9.17 x 8.17 Living Room: 10.83 x 18.08 Main Bathroom: 4 Piece

Bedroom #1: 10.25 x 7.00 Bedroom 2: 8.75 x 9.33 Bedroom 3: 9.83 x 12.58

Basement Laundry/Utility: 15.50 x 9.67 Basement Rec. Room: 20.92 x 18.00

Basement Bathroom: 3 Piece

FEATURES

- Vinyl Flooring New in 2025
- Chainlink Fence New in 2025
- Washer New in 2025
- Kitchen Upgraded in 2015
- Forced Air Natural Gas Furnace
- 200 Amp Electrical Panel
- Central Air Conditioning
- 30 Gallon Hot Water Tank
- Stucco & Brick Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water
- Community Sewer
- Property is Landscaped & Fenced

