

443 Rossmore Avenue

Winnipeg, MB

\$599,900 | 4 BEDS | 3 BATHS | 1,770 SQ FT | LOT SIZE: 50' x 255' (0.29 ACRES)

Expect The Unexpected!



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This Massive Open Plan Bungalow on a Huge 0.29 Acre Yard Delivers!

Located just inside the North Perimeter, this spacious property offers a generous yard, plenty of parking and quick access to shopping and amenities.

1,770 sq. ft. open-plan bungalow featuring an island kitchen, spacious living and dining areas, and generously sized rooms throughout. The lower level provides additional flexibility with a large fourth bedroom, adjoining bathroom and kitchen area—ideal for extended family or guests.

Outside, the impressive 50' × 255' lot offers abundant green space, a long driveway and an oversized 22' × 42' garage/shop. The garage includes a 22' × 30' heated work area with 220-volt power, plus a separate 12' × 18' storage area.

INCLUSIONS

- Refrigerator
- Built-in Microwave
- Central Vacuum & Attachments
- Blink Doorbell & Driveway Camera
- Stove
- Washer
- Blinds
- Basement
- Freezer
- Dryer
- TV in Primary Bdrm
- Refrigerator & Stove
- Dishwasher
- Water Softener

SPECIFICATIONS

- Style: Bungalow
- Age: 1974
- Gross Taxes: \$5,313.23
- Net Taxes: \$3,713.23

MEASUREMENTS ——— MAIN FLOOR ———

Eat-in Kitchen: 15.25 x 13.17

- Laminate Flooring
- East Facing Window
- Veneer Cabinets
- Island w/ Nook
- Power Dust Pan

Dining Area: 13.08 x 12.17

- Laminate Flooring
- West Facing Window

Living Room: 23.00 x 12.08

- Laminate Flooring
- South Facing Window

Main Bathroom: 7.67 x 7.00

- 4 Piece
- Luxury Vinyl Tile Flooring
- 4ft Vanity

Primary Bedroom: 15.33 x 12.42

- Wall-to-Wall Carpet Flooring
- Walk-in Closet
- North Facing Window
- 3 Piece Ensuite Bathroom

Bedroom #2: 15.42 x 12.58

- Wall-to-Wall Carpet Flooring
- Double Closet
- North Facing Window

Bedroom #3: 12.08 x 11.92

- Wall-to-Wall Carpet Flooring
- Double Closet
- West Facing Window

————— BASEMENT ———

Rec. Room: 32.50 x 14.42

- Carpet Tile Flooring

2nd Kitchen: 12.08 x 10.92

- Tile Flooring
- Pantry
- Dual Stainless Steel Sink
- Refrigerator & Stove (Included)

Bedroom #4: 14.25 x 19.92

- Ceramic Tile Flooring
- North & West Facing Windows (Non-Egress)

Bathroom: 7.00 x 6.25

- 3 Piece
- Tile Flooring

FEATURES

- Bryant High Efficiency Forced Air Natural Gas Furnace
 - Heat Recovery Ventilator (HRV)
 - Central Air Conditioning
 - Sump Pump
 - Backwater Valve
 - Copper Water Lines
 - PVC Drain Lines
 - Private Well
 - Septic Holding Tank
 - Pumpout \$175 Every 6-7 Weeks
 - City Sewer Available Soon. Connection Fee \$3600 + City of Winnipeg Buy-in/Meter Installation \$688.50
 - Digital Water Softener
 - 200 Amp Federal Pioneer Electrical Panel
 - 33 Gallon Natural Gas Hot Water Tank
 - Central Vacuum
 - Stucco & Stone Exterior
 - Asphalt Shingles
 - Fully Finished Basement
 - 30' x 22.25' Double Detached Garage
 - 10ft Ceiling
 - Overhead Natural Gas Heater
 - 18' x 11.83' Storage Area at Rear
 - Firepit
 - Blink Doorbell & Driveway Cameras (Included)
 - TV in Primary Bedroom (Included)
- Updates Include:**
- Kitchen 2015
 - Flooring 2020
 - PVC Windows 2015
 - Front Door 2021
 - Shingles 2016

