

1339 Downing Street

Winnipeg, MB

\$210,000 | 2 BEDS | 1 BATH | 1,071 SQFT | LOT SIZE: 2,656 SQFT

Timeless Character & Charm in This 1920s Winnipeg Home!



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Step into a little piece of Winnipeg history at 1339 Downing Street! Built in 1923, this charming 1¾-storey home offers 1,071 sq. ft. of living space, featuring 2 bedrooms, 1 bathroom, and plenty of character throughout. The inviting living room showcases beautiful ornate wood wainscoting, while the adjoining dining area features hardwood flooring that adds to the home's timeless appeal.

The functional kitchen offers vinyl flooring, and a heated sunroom provides a cozy additional space to relax and unwind. Upstairs, you'll find two comfortably sized bedrooms and a full 4-piece bathroom. The unfinished basement provides additional storage and utility space, while practical updates include a 200-amp electrical panel and a hot water tank installed in 2017.

Outside, a detached 13' x 22' garage and carport offer convenient parking and storage options. This character-filled home presents a great opportunity for first-time buyers, investors, or anyone looking to add their personal touch to a classic Winnipeg property!

INCLUSIONS

- Refrigerator
- Washer
- Stove
- Dryer

SPECIFICATIONS

- Style: 1 34/ Storey
- Built: 1923
- Gross Taxes: \$1,488.98

MEASUREMENTS

MAIN

Kitchen: 12.50 x 8.42

- Vinyl Flooring

Dining Area: 9.67 x 12.33

- Hardwood Flooring

Living Room: 9.83 x 10.67

- Ornate Wainscoting

Sunroom: 7.58 x 8.67

- Heated

2nd FLOOR

Main Bathroom: 4 Piece

- Laminate Flooring

Primary Bedroom: 9.67 x 12.42

- Carpet Flooring

Bedroom #2: 9.58 x 15.33

- Hardwood Flooring

FEATURES

- Natural Gas Forced Air Furnace
- 200 Amp Electrical Panel
- Hot Water Tank (2017)
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Wood & Aluminum Framed Windows
- Full Unfinished Basement
- Concrete Foundation
- Community Water & Sewer
- Laminate, Hardwood, Carpet & Vinyl Flooring
- 13' x 22' Detached Garage
- Carport

