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7 days ago

**\$479,900**

**133 Clonard Avenue  
Winnipeg, Manitoba  
R2M0J5**

MLS® Number: 202311808

3   
Bedrooms

3   
Bathrooms

## Listing Description

2D//Winnipeg/All of the benefits of new construction, without the delays and headaches! This two-storey home has been designed with luxury in mind and is on a mature, low-traffic street, close to the Seine River. Entering the home, you are greeted with an open-concept floor plan that is perfect for entertaining! Note the 9' ceilings and laminate floors that flow throughout this home. The kitchen is fully loaded - with two-tone quartz counters with waterfall detail, tile backsplash, gas cooktop and extended cabinets for added storage. Upstairs, you will find three spacious bedrooms including the oversized primary bedroom with tiled shower surround and walk-in closet. There is also second floor laundry and another full washroom on this level! The basement awaits your finishing touch, and already has roughed-in plumbing to add a fourth bathroom, high ceilings and great natural light! Close to schools, parks, golfing and many other popular destinations such as the Nordic Center, St Leon's Market and great restaurants! (227837662)

## Property Summary

<b>Property Type</b> Single Family	<b>Building Type</b> House	<b>Storeys</b> 2
<b>Square Footage</b> 1430 sqft	<b>Community Name</b> St Vital	<b>Neighbourhood Name</b> St Vital
<b>Title</b> Freehold	<b>Land Size</b> 25 x 102	<b>Built in</b> 2022
<b>Annual Property Taxes</b> \$0	<b>Parking Type</b> Parking Pad, Rear	<b>Time on REALTOR.ca</b> 7 days

# Building

## Bathrooms

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Total	Partial
3	1

## Interior Features

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Appliances Included	Flooring
Dishwasher, Microwave, Refrigerator, Stove, Window Coverings	Laminate, Tile

## Building Features

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Features	Square Footage
Back lane, Exterior Walls- 2x6", No Smoking Home, Central Exhaust, No Pet Home, Sump Pump	1430 sqft

## Heating & Cooling

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Cooling	Fireplace Fuel	Heating Type
Central air conditioning	(Insert)	Forced air (Natural gas)

## Utilities

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Utility Sewer	Water
Municipal sewage system	Municipal water

## Parking

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Parking Type
Parking Pad, Rear

## Rooms

Main level	Eat in kitchen	14 ft ,9 in x 14 ft
	Dining room	13 ft ,5 in x 13 ft
	Living room	11 ft ,2 in x 11 ft
Upper Level	Primary Bedroom	13 ft ,6 in x 11 ft ,9 in
	Bedroom	12 ft ,3 in x 9 ft
	Bedroom	9 ft ,8 in x 8 ft ,9 in

## Land

### Lot Features

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<b>Frontage</b>	<b>Land Depth</b>
25 ft	102 ft

Data provided by: [Winnipeg Regional Real Estate Board](#) 1240 Portage Avenue, Winnipeg, Manitoba R3G 0T6



**Jennifer Queen**

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