

133 CLONARD AVENUE

ST VITAL WINNIPEG R2M 0J5

\$479,900

Residential beds: 3 baths: 3.0 1,430 sq. ft. built: 2022



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!

Property Location:

General Info:

| | |
|--------------------------|------------------------|
| Property Type: | Residential |
| Property Sub Type: | Single Family Detached |
| Home Style: | Two Storey |
| Total Bedrooms: | 3 (Above Grd: 3) |
| Bedrooms Above Grade: | 3 |
| Total Rooms: | 9 |
| Total Rooms Excl. Baths: | 6 |
| Rooms Above Grade: | 6 |
| Total Baths: | 3.0 (Full:2/Half:1) |
| Year Built: | 2022 (Age: 1) |
| Frontage: | <u>25'</u> |
| Depth: | <u>102'</u> |
| Total Floor Area: | <u>1,430 sq. ft.</u> |

Additional Info:

| | |
|-----------------------|--------------------------------|
| Foundation: | Concrete, Piled |
| Roof: | Shingle |
| Exterior Features: | Composite, Stucco |
| Basement Type: | Full |
| Basement Development: | Insulated |
| Heating: | Forced Air |
| Heating fuel: | Natural gas |
| Water supply: | Municipal/Community |
| Fireplace fuel: | Gas |
| Fireplace Details: | Insert |
| Flooring: | Laminate, Tile |
| Parking: | Parking Pad, Rear Drive Access |
| Garage: | 0 |
| Rental equipment: | None |

Room Information:

| Floor | Type | Size | Other |
|-------|-----------------|-----------------------------|-------|
| Main | Eat-In Kitchen | <u>14'9"</u> × <u>14'</u> | - |
| Main | Dining Room | <u>13'5"</u> × <u>13'</u> | - |
| Main | Living Room | <u>11'2"</u> × <u>11'</u> | - |
| Upper | Primary Bedroom | <u>13'6"</u> × <u>11'9"</u> | - |
| Upper | Bedroom | <u>12'3"</u> × <u>9'</u> | - |
| Upper | Bedroom | <u>9'8"</u> × <u>8'9"</u> | - |

Bathrooms:

| Floor | Ensuite | Pieces | Other |
|-------|---------|--------|-------|
| Main | No | 2 | |
| Upper | Yes | 3 | |
| Upper | No | 4 | |

Features:

Air Conditioning-Central, Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6", Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, No Pet Home, No Smoking Home, Sump Pump

Goods included:

Dishwasher, Microwave, Refrigerator, Stove, Window Coverings

Exclusions:

0

Local Improvements:

136.25

Site Influences:

Golf Nearby, Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation

School Info:

| | |
|------------------|-----|
| School division: | W51 |
|------------------|-----|

Land Info:

| | |
|----------------|---------------------|
| Title to Land: | Freehold |
| Sewer: | Municipal/Community |

Data was last updated May 8, 2023 at 04:35 PM (UTC)

JENNIFER QUEEN
RE/MAX PROFESSIONALS
[1 \(204\) 7977945](tel:1(204)7977945) (tel:1 (204) 7977945)
[Contact by Email](#)

The enclosed information while deemed to be correct, is not guaranteed.