

Welcome
to

587 Langside St



About This nearly 1800 square foot home in WEST END

THE CROWN JEWEL of the West End! Looking for Turn-key? Quality carpentry? Value? Room for all? You'll find all that & more here at 587 Langside, in the heart of the West End near shopping, schools, transportation, downtown, UofW, Polo Park, & more! At nearly 1800 SF, this 4 level 2.5 story home has ALOT to offer. Starting w/great curb appeal. The exterior has been carefully revitalized w/choice paint colours, new shingles, aluminum soffits, fascia, eaves, & PVC windows. Concrete walkways, patio & dbl detached garage w/fully fenced yard will allow you to feel secure & enjoy the seasons. Inside, this home has been fully renovated, top 2 bottom, right to the studs (those too)! Main floor offers open concept living/dining rooms, 2 pce bath, HUGE bright white eat-in kitchen w/quartz counter tops, newer appliances, & additional dining space, all finished w/luxury vinyl flooring. 2nd floor offers 2 bedrooms, 4 pce bath & primary bed w/luxury tiled walk-in shower, ensuite bath & access to upper 13x22 deck w/city views! The 3rd floor loft is a nice retreat w/dormer windows & room for play. Owner renovated home to the highest standard. Electrical, plumbing, HRV, city water line, all done for you & brand new!

- 3 beds & 3 bathrooms
- Well located in West End
- Totally renovated to the studs!
- Appliances included!
- Double garage
- Awesome fenced yard with sundeck
- Close to transit, shopping, all levels of schools & more.



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21 CENTURY 21
Carrie Realty

**Shawn Sommers Personal
Real Estate Corporation**

CrossProperty Client Full

Property Type

587 Langside Street , Winnipeg R3B 2T6

Nghbrhd: **West End**
Linc #: **013R050938000**
Type: **RD**
Use: **Year-round**
Style: **2+1/2**
Yr Built/Age: **1905/**
New Const: **No**
RMA: **8** BDA: **3**
Legal:
Add Lgl:

**Liv Area: 166.67 M2/1,794 SF
Fin Bsmt:.00 M2/ SF
Lot Front: 10.06 M/33 F
Lot Dpth: .00 M/ F
Lot Area: 256.13 M2/2,757 SF
TBD: 3 Baths: F2/H1**

Area: **5A** MLS® #: **202510678**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$1,014.59**
Tax Yr: **24** Status: **Incomplete**
Ed Tax: **\$402.11** List Price: **\$349,900**
Imprv: **\$229.35** Sell Price:
Spc Lvy: Sell Date:
Payout: DOM:

Remarks & Directions

Remarks:

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Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished	Zoning:	R2
FP Type/Fuel:		# FP:			
Lot Dim:		Acres:			
Frnt Exp:		Fndtn:	Concrete		
Exterior:	Brick, Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Laminate, Tile	Sewer:	Municipal/Community		
Heating:	Baseboard	H Fuel:	Electric		
Gas:	Double Detached, Rear Drive Access; Encldsd: 2; Ttl: 3	Hydro:			
Parking:	Addition, Bathroom, Completely, Electrical, Exterior, Flooring, Garage, Insulation, Kitchen, Plumbing, Roof				
Remodel:	Coverings, Windows				
Site Influ:	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public Transportation				
Features:	Deck, Heat recovery ventilator, No Pet Home, No Smoking Home, Smoke Detectors				
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer				
Gds Excl:	None;				
Rnt Eqp:					

Approximate Room Dimensions

Room	L Dimen			Room	L Dimen			Room	L Dimen			
Kitchen	M 11.2X12.9			Living Room	M 18.6X13.1			Dining Room	M 10.1X9.9			
Eat-In Kitchen	M 13.5X20.6			Two Piece Bath	M			Primary Bedroom	U 10.5X10.2			
Bedroom	U 11.6X10.1			Bedroom	U 11.6X9.3			3 Piece En Bath	U			
Four Piece Bath	U			Loft	3 10.7X22.1			Storage Room	B 19.2X25.2			
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC
# Baths:	0	1	0	1	0	0		0	0	1	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.