

Welcome
to

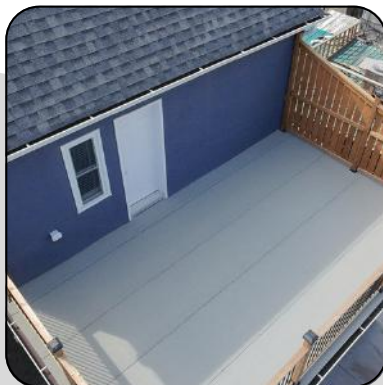
587 Langside St



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.



Shawn Sommers
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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

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**
 Legal: **BDA: 3**
 Add Lgl: **TBD: 3**

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

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

Remarks & Directions

Remarks: **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!**

Dir/GPS:

General Information

Basement: **Full**
 FP Type/Fuel:
 Lot Dim: **Shape: Normal**
 Frnt Exp: **Survey:**
 Exterior: **Brick, Stucco**
 Roof: **Shingle**
 Flooring: **Laminate, Tile**
 Heating: **Baseboard**
 Gas: **Double Detached, Rear Drive Access; Enclsd: 2; Ttl: 3**
 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:

B Dev: **Unfinished**
 # FP:
 Acres:
 Fndtion: **Concrete**
 Cnstrct: **Wood Frame**
 Water: **Municipal/Community**
 Sewer: **Municipal/Community**
 H Fuel: **Electric**
 Hydro:
 Zoning: **R2**
 Hectares:

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Kitchen	M	11.2X	12.9	Living Room	M	18.6X	13.1	Dining Room	M	10.1X	9.9
Eat-In Kitchen	M	13.5X	20.6	Two Piece Bath	M			Primary Bedroom	U	10.5X	10.2
Bedroom	U	11.6X	10.1	Bedroom	U	11.6X	9.3	3 Piece En Bath	U		
Four Piece Bath	U			Loft	3	10.7X	22.1	Storage Room	B	19.2X	25.2

Baths: 1PC 2PC 3PC4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC5PC 6PC
 # Baths: **0** **1** **0** **1** **0** **0** # Ensuite: **0** **0** **1** **0** **0** **0**

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