Margarida Maria Demarchi Personal Real Estate Corporation





WELCOME HOME

634 BEAVERBROOK ST

$474,830

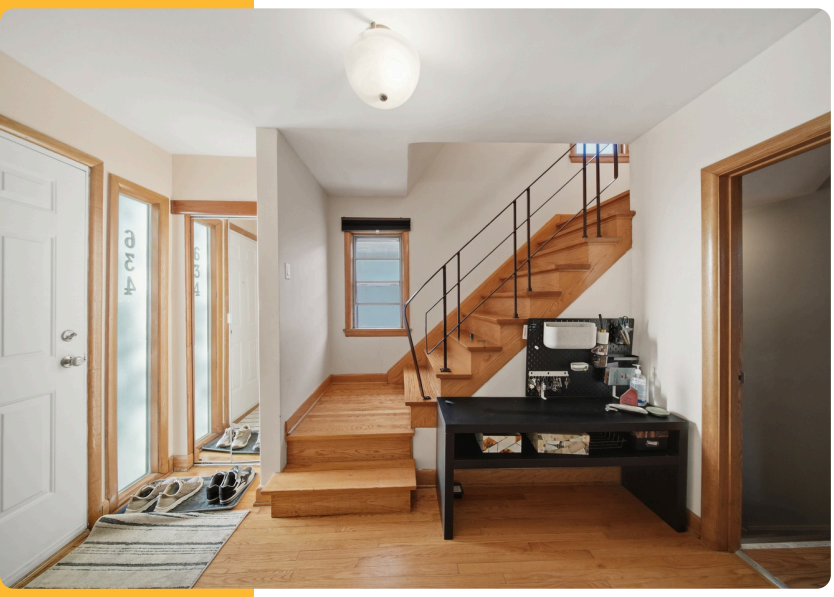
Maggie Demarchi Realtor®

MAXIMUM REALTY



About this home...

Nestled in the desirable J.B. Mitchell area of North River Heights, with tree-lined streets, green spaces, schools and daycare nearby, plus easy access to Corydon and Grant Avenue. A rare opportunity to own a well-maintained character home at exceptional value! Sellers love the home but are relocating out of province. Don't miss out! This classic 1,370 sq. ft. two-storey home has the charm & solid construction of the 1950s, combined with generous room sizes, spacious kitchen and living room with plenty of natural light, 3 bedrooms, 2 full bathrooms, original hardwood floors and 3-seasons sunroom. The full finished basement with full bathroom (w/ jetted tub), was renovated in 2018 and provides additional usable space and plenty of storage. Updates include furnace and HWT in 2016, house & sun-room roof 2017, garage roof 2019, radon mitigation system 2021. Enjoy a lovely yard and patio plus the convenience of a double detached garage. The location is hard to beat! Schools and daycare are just steps away, with shopping, groceries and everyday amenities within easy reach. A wonderful opportunity to own a spacious character home in one of Winnipeg's most established & desirable neighbourhoods in Winnipeg.



Measurements

1363 SF

MAIN FLOOR

Kitchen - 12.60 X 8.70

Dining Room - 10.57 X 11.84

Living Room - 13.03 X 16.76

(3 Season) Sunroom - 11.70 X 11.40



SECOND FLOOR

Primary Bedroom - 14.93 X 11.60

Bedroom - 12.19 X 11.08

Bedroom - 11.07 X 8.90

4 Piece Bathroom - 7.03 X 8.10



BASEMENT

Family Room - 11.52 X 20.44

4 Piece Bathroom - 5.33 X 7.65

+ Plenty of Storage Space!

What's Nearby?

SCHOOLS

English:
K-6: Ecole JB Mitchell
7-12: Grant Park

French Dual Track:
K-6: Ecole JB Mitchell
7-8: Ecole River Heights
9-12: Kelvin High School

French Milieu:
K-8: Ecole Sir William Osler
9-12: Churchill High School

RESTAURANTS

- Stellas Grant
- Original Joe's
- La Cantina Di Mona Lisa

+ Many more options 15 minutes or less by car
+ Many fast food options





What's Nearby?

GROCERY STORE & PHARMACY

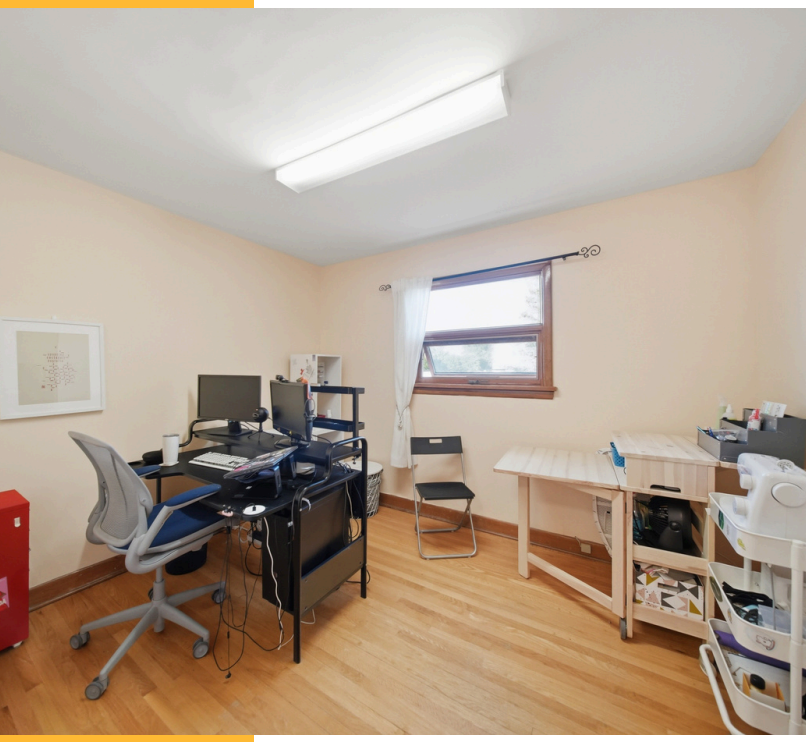
- Superstore, Bulk Barn
- Shoppers Drug Mart, Superstore Pharmacy

PARKS AND ENTERTAINMENT

- Assiniboine Park, Joe Malone Park
- Outlet Collections, Polo Park, Kenaston Village

GAS & BANK

- Mobil, Co-op
- RBC, BMO, CIBC, Presidents Choice





What the sellers love about this house







One of the things we have loved most about this home is the location and convenience of the neighbourhood. So many everyday essentials are within walking distance, including Superstore, Miller's Meat Market, a bakery, a gas station, a pharmacy, a bank, a gym, and Pilates. There are also two bus routes nearby that provide easy access to downtown and Polo Park.

We especially appreciate being able to walk to the grocery store, bakery, or Miller's when we realize we forgot something for a recipe. Our family doctor is also only about a 10-minute walk away, and we have had a wonderful experience with her. The pharmacy at Corydon Village has also been very attentive and offers home delivery, which has been incredibly convenient. There are several other services nearby that we have come to rely on, including a great dentist and two hair salons that we really like.

We also love the two-storey layout of the house. The home stays surprisingly cool in the summer, and we rarely need to use the air conditioning. Opening the windows creates a wonderful cross-breeze that naturally ventilates the entire house. The large second-floor windows are another favourite feature. They provide beautiful views of the night sky, including the moon and, on the right nights, the Northern Lights. From the back windows, we have even been able to see Jupiter.

One of our favourite things about the house is actually the wildlife we get to see from it. We regularly see birds, squirrels, crows, and rabbits, and occasionally we are lucky enough to spot foxes, deer, or owls. For anyone who enjoys birdwatching, the sunroom is particularly special. The large windows make it feel like a little hideout where you can quietly watch the birds without disturbing them. Over the years, we have seen chickadees, sparrows, blue jays, Cedar Waxwings, Merlins, woodpeckers, and many other birds right from the comfort of the sunroom. It has been one of those unexpected little joys of living here.

Another thing we really value is the school behind our house. It gives us peace of mind knowing that the space behind the property is not going to suddenly be replaced by a large development or a multi-storey apartment building. We have really enjoyed having that sense of privacy and stability. The neighbourhood also has a nice community feel. Halloween is a good example, our street typically sees around 20-30 children, which gives it a fun and friendly atmosphere without being quite as busy as Elm Street, which can see hundreds of children.

Overall, what we have loved about this home is that it combines the comfort and privacy of a house with the convenience of having almost everything we need close by. It has made everyday life easy while still feeling like a quiet and comfortable place to call home. And beyond the practical things, it is a home where we have genuinely enjoyed the little moments, watching the birds from the sunroom, seeing the moon through the upstairs windows, chatting with friendly neighbours, and knowing that so many of our daily errands can simply be done on foot.

634 Beaverbrook: Perfect Match for YOU:

01. location

- Skip the parking chaotic lineups entirely.
- Walk your kids to school safely.
- Drop toddlers off at daycare steps away.

02. move-in ready

- In 2016, when we bought this house, we had a home inspection that we took as a huge and expensive To Do List (And we did it all, except the cosmetic ones like the squeeky floors).

03. all big ones

- 2016 - Furnace + HWT (yearly inspection) + shower heads
- 2017 - new roof
- 2018 - backwater valve +
- new patio + electric + basement renovation + bathroom renovation
- 2019 - garage roof + anti mould dry wall in the garage
- 2020 - garage opener + privacy fence +
- 2021 - radon mitigation system + bidet in both bathrooms
- 2026 - exterior painting

04. 3-season sunroom

- A tranquil, screened 3-season sunroom looks out onto a safe backyard space.

The ultimate morning-coffee oasis or afternoon reading corner.

05. the details

- Built in 1955 with solid craftsmanship.
- 1,370 sq. ft. of bright two-storey space.
- Original hardwood floors & woodwork.
- 3 bedrooms & 2 bathrooms.
- Full finished basement with 2018 washer + dryer
- Jet tub in the basement

06. Take action now!

- Sellers relocating out of province soon, this home is priced to sell and ready for quick possession!

Get to know this house...

Single Detached 2 Storey, 1363 Sq Ft, Built in 1958

1. When is the ideal possession date? ASAP
2. What kind of heating does it have? Forced Air, (2016)
3. How old is the hot water tank? 2016
4. Plumbing: Copper
5. Average utility cost: Average $134 (gas and electric, 2 people)
6. Is there an air conditioning system? Yes
7. Is there a back up water valve? Yes
8. Is there a sump pump? No
9. When was the roof last done? 2016
10. Is the attic insulated? Yes, R-32 Cellulose
11. What is the approximate age of the windows? Unknown
12. Taxes: (2026)
13. What is the school division in the area? Winnipeg SD
14. Recent Upgrades: new garage opener (2020), updated electrical panel (with permit), fixed outlets and distribution system, replaced aluminum wiring, removal of chimney, serviced attic/roof hatch, added backwater valve, radon mitigation system installed

All information provided is deemed reliable, but is not guaranteed and should be independently verified
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The right fit for you!





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