

42 Cypress Bay

Welcome
to



About This 1050 Square Foot Home

****OFFERS NOV 2**** You've checked out the rest, but have been holding out for the best? We think you'll find it here at 42 Cypress Bay! Located on a quiet bay in Windsor Park, close to all levels of schools, shopping, transit, parks, & more. This home has been lovingly enjoyed, maintained & updated by its long time owner of 34 years, ready to pass it along to the next lucky homeowner. This quintessential bungalow has a LOT to offer. Starting with great curb appeal. At 1050 SF, the main floor boasts a welcoming foyer, open concept living room which is overlooked by the large eat-in kitchen, complete w/updated appliances. 3 well appointed bedrooms & a 4pce bathroom make up the main floor. The lower level is separated with a rear entrance & has many possibilities. Income rental or in-law suite? A 4th bedroom, kitchen/living area & bathroom offer many possibilities. YOU DECIDE. UPDATES include: shingles Oct 2026, PVC windows, hi-eff furnace & c/air, interior paint 2026, aluminum soffits/facia, electrical, plumbing, basement updates, appliances, all over the last handful of years. The backyard is fenced & provides a retreat complete with deck, shed, gazebo area & plenty of garden & relaxing space to enjoy.

Features About This Perfectly Updated Home

- 4 bedrooms, 2 bathrooms
- Updates include: shingles, windows, flooring, hot water tank & much more!
- Fenced backyard
- Parking pad
- Close to EVERYTHING!
- Excellent value at this price. DARE TO COMPARE!



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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

42 Cypress Bay , Winnipeg R2J 1Z8

Nghbrhd: **Windsor Park**
 Linc #: **006R022254000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1958/**
 New Const: **No**
 RMA: **5** BDA: **3** TBD: **4** Baths: **F2/H0**
 Legal:
 Add Lgl:

Liv Area: **97.55 M2/1,050 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **16.76 M/55 F**
 Lot Dpth: **30.18 M/99 F**
 Lot Area: **510.78 M2/5,498 SF**

Area: **2G** MLS® #: **202626512**
 Schl Div: **Louis Riel (WPG 51)**
 Gross Tax: **\$4,922.30**
 Tax Yr: **26** Status: **Incomplete**
 Ed Tax: **\$2,373.79** List Price: **\$369,900**
 Imprv: **\$382.25** Sell Price:
 Spc Lvy: Sell Date:
 Payout: DOM:

Remarks & Directions

Remarks: ****OFFERS NOV 2** You've checked out the rest, but have been holding out for the best? We think you'll find it here at 42 Cypress Bay! Located on a quiet bay in Windsor Park, close to all levels of schools, shopping, transit, parks, & more. This home has been lovingly enjoyed, maintained & updated by its long time owner of 34 years, ready to pass it along to the next lucky homeowner. This quintessential bungalow has a LOT to offer. Starting with great curb appeal. At 1050 SF, the main floor boasts a welcoming foyer, open concept living room which is overlooked by the large eat-in kitchen, complete w/updated appliances. 3 well appointed bedrooms & a 4pce bathroom make up the main floor. The lower level is separated with a rear entrance & has many possibilities. Income rental or in-law suite? A 4th bedroom, kitchen/living area & bathroom offer many possibilities. YOU DECIDE. UPDATES include: shingles Oct 2026, PVC windows, hi-eff furnace & c/air, interior paint 2026, aluminum soffits/facia, electrical, plumbing, basement updates, appliances, all over the last handful of years. The backyard is fenced & provides a retreat complete with deck, shed, gazebo area & plenty of garden & relaxing space to enjoy.**

Dir/GPS:

General Information

Basement: **Full** B Dev: **Fully Finished**
 FP Type/Fuel: Shape: **Normal** # FP: Zoning: **R1**
 Lot Dim: Acres: Hectares:
 Frnt Exp: Survey: Fndtion: **Concrete**
 Exterior: **Stucco, Wood Siding** Cnstrct: **Wood Frame**
 Roof: **Shingle** Water: **Municipal/Community**
 Flooring: **Laminate, Vinyl, Wood** Sewer: **Municipal/Community**
 Heating: **Forced Air** H Fuel: **Natural gas**
 Gas: **Budget \$60.00/M** Hydro: **Budget \$140.00/M**
 Parking: **Front Drive Access; Ttl: 2**
 Remodel: **Basement, Bathroom, Electrical, Flooring, Furnace, Other remarks, Roof Coverings, Windows**
 Site Influ: **Fenced, Landscaped deck, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot**
 Features: **Air Conditioning-Central, Deck, High-Efficiency Furnace, In-Law Suite, Main floor full bathroom, No Smoking Home**
 Gds Incl: **Dishwasher, Dryer, Fridges - Two, Storage Shed, Stove, Washer, Window Coverings**
 Gds Excl:
 Rnt Eqp: **None;**

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Living Room	M	16.9X	12.9	Eat-In Kitchen	M	10.11X	17.11	Primary Bedroom	M	10.5X	11.8
Bedroom	M	12.6X	10.1	Bedroom	M	12.7X	11.7	Bedroom	B	14.11X	11.6
Four Piece Bath	M			Eat-In Kitchen	B	9.1X	9.5	Living Room	B	11.1X	12
Office	B	8.9X	6.1	Three Piece Bath	B			Laundry Room	B	13.11X	18

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

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