



270 Red Robin Lane Winkler MB

\$249,900

*****24 hours notice for any showing. Investment opportunity, keep as duplex (zoned residential two family) or convert back to a regular home. New concrete basement in 2010, high efficiency gas furnace and PVC windows, 22'x25' garage with covered backyard patio area. The upstairs unit has 2 bedrooms and a full bath currently renting for \$950 including utilities. The basement unit is a 1 bedroom and a 3 piece bath that's renting for \$799 including utilities. Units have in suite laundry, basement tenant has lease till November 30th, 2021, and upstairs is month to month but would like to stay at least another year.**

Living Room 12.3 x 13.7

Eat-In Kitchen 10.8 x 15

Bedroom 9.4 x 10.4

Bedroom 9.1 x 10.2

Four-Piece Bath

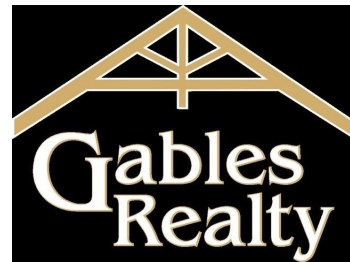
Bedroom 9.7 x 10.4

Living/Dining Room

Kitchen

Laundry Room

Three-Piece Bath



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