



430 Nairn Avenue Winnipeg Manitoba

\$484,900

3A//Winnipeg/Showings Star Now, Offers As Received. Location Location Location!!!! Beautiful Two-Storey Duplex with a landlord suite. Total Rents are \$3,850. Total of 3 parking stalls. 2 Stalls rented for \$35 each a month. Close St. Boniface, Downtown and KP Mall. Public Transit right in front of property. This duplex has loads of upgrades including mostly newer windows, soffits and fascia well maintained, eavestrough good shape, shingles in good shape, newer bathrooms, updated kitchens, mostly newer flooring, newer furnace 2023, exterior painted. Great rents, tenant pays electrical, Two Newer HWT 2024. Newer HRV system installed. Egress windows installed in basement 3 years. Near to shopping, schools and parks. Property has sump pump . Easy access location & parking at rear. Great price & investment! Total 3 Hydro Meters, 3 Hot Water Tanks, 1 Water meter for the property. Please note that tenants require 24hrs notice to show. Security Cameras with the property. Low maintenance yard. (id:6769)

Kitchen 10 ft X 8 ft

Living room 13 ft X 12 ft

Primary Bedroom 11 ft X 9 ft, 1 in

Bedroom 9 ft X 9 ft

Kitchen 10 ft X 8 ft, 1 in

Bedroom 11 ft X 10 ft

Bedroom 10 ft X 9 ft

Living room 18 ft X 13 ft

Bedroom 8 ft X 7 ft

Listing Presented By:



Originally Listed by:
Lifestyles Real Estate Ltd.

<http://www.saqibkhokhar.ca/>

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