



## 1979 Elgin Avenue .5 Winnipeg

\$549,900

Brand new two storey home with a legal secondary suite (Duplex) on the second floor in Brooklands. Featuring an open concept living with a total of 2227 Sqft of living area with separate utilities and laundry for both units. Main floor features 9ft ceilings, an eat in kitchen with ample modern cabinetry, Backsplash, open concept living and dining area perfect for entertaining. Lower level features 3 bedrooms, 2 baths, and laundry area. Second level suite with a separate entrance and an open concept floor plan. Features 2 bedrooms, 1 full bath, eat in kitchen and spacious living area and a deck for outdoor entertaining. High end finishes used throughout both units. Upgrades include: Black trims throughout, Vinyl plank flooring, HE Furnace, HRV, H.E windows and doors, upgraded cabinetry & quartz counter tops, A/C in both units, decks at rear, 9ft basement and main floor ceilings, built on piles. New Home Warranty included. Minutes away from Red River College. Perfect opportunity to live mortgage free!

Living Room 15'50 x 16'08

Kitchen 12'75 x 13'42

Dining Room 13'67 x 10

Two Piece Bath

Primary Bedroom 10 x 10

Three Piece Ensuite Bath

Bedroom 8'83 x 10

Bedroom 9'92 x 8'33

Four Piece Bath

Laundry Room

Living/Dining room 13'67 x 15'50

Kitchen 8'50 x 9'33

Laundry Room

Primary Bedroom 12'50 x 10

Bedroom 9'33 x 9

Four Piece Bath

Listing Presented By:



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