



# 1059 Dudley Avenue Winnipeg

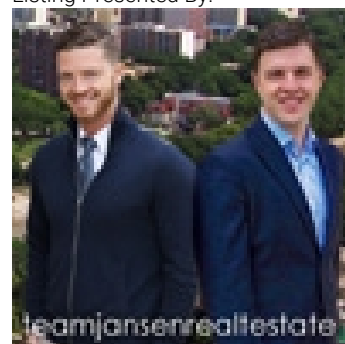
\$669,999

Incredible opportunity to own a newer built luxury style duplex that features a fenced yard space and a double garage!! Built by Paragon - Winnipeg's industry leading multi family builder! This is one of the largest infill duplex's in Manitoba. No expense was spared during construction. This ultra modern duplex offers two self contained suites, each with their own utility meters for both hydro & water. The main unit consists of 3 bedrooms and 2.5 bathrooms. The second floor unit consists of 2 bedrooms & 1 bathroom. Each has their own furnace, central air conditioning, hot water tank, open concept floor plans, and luxury finishes throughout. Located in a very high demand area it's never an issue finding responsible and qualified tenants. This also could be the perfect house hacking property with the size of the building, having its own private and fenced yard space, and a big double garage. This allows you to actually feel at home while getting supplemental income from the other unit to help pay down your mortgage. Super safe neighbourhood & located within walking distance to schools, parks, and all of the amazing amenities this neighbourhood has to offer. Don't miss out on this excellent opportunity!

Primary Bedroom 11 x 10  
 Bedroom 9'20 x 9'20  
 Bedroom 10'20 x 11'40  
 Bedroom 10 x 9'20  
 Bedroom 9 x 8'60  
 Four Piece Ensuite Bath  
 Two Piece Bath  
 Four Piece Bath  
 Four Piece Bath

Living Room 10'50 x 10'80  
 Kitchen 7'80 x 11'20  
 Dining Room 7'80 x 10'80  
 Living Room 10'50 x 10'80  
 Kitchen 7'80 x 11'20  
 Dining Room 6'40 x 10'80  
 Walk-in Closet 8'10 x 7'40  
 Walk-in Closet 6'70 x 8

Listing Presented By:



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