



# 11 Barrington Avenue Winnipeg

\$579,900

Introducing 11 Barrington Avenue, crafted by Urban Ridge Homes, known for their top-notch secondary suite designs in Winnipeg. This stylish duplex is nestled in the sought-after St.Vital neighborhood and has a sleek 2-storey design with a bonus secondary suite. Enjoy upgraded features throughout! Each unit offers private entry and separate utilities. The main unit showcases a spacious layout with a designer custom kitchen, quartz counters, LED lighting, and more. Upstairs, discover 3 bedrooms including a primary bedroom with walk-in closet and en-suite bath. The legal basement suite impresses with its own modern kitchen, 2 bedrooms, 1 4pc bath, quartz counters, in-suite laundry, and comfortable living space. Price includes Central A/C, Quartz Counters, and a 10-Year Home Warranty. Don't miss out - call now for details!

Bedroom 11'58 x 10'92

Bedroom 8'50 x 8'92

Bedroom 8'50 x 10'92

Bedroom 8'50 x 7'83

Bedroom 10'25 x 7'50

Four Piece Bath

Four Piece Ensuite Bath

Two Piece Bath

Living Room 10'92 x 11'92

Dining Room 11'42 x 7

Storage Room 6'67 x 4'42

Walk-in Closet 5'50 x 5'58

Living Room 9 x 10

Foyer 5 x 6

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

ashtonkropla@hotmail.com



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca