



110 St Mary's Road Winnipeg

\$649,900

Opportunity to own a fully approved C2 8 bdrm group home w/loads of upgrades. Step inside to vinyl plank/laminate flooring throughout('16) the main living area w/9' ceilings & plenty of windows letting in an abundance of natural light. Kitchen remodelled('14) w/ample amount of counter/cabinet space & open to the formal dining. Spacious living room w/locking office off the side. 2 main floor bdrms w/2nd living room or additional bdrm w/remodelled 3pc bthrm. Upstairs offers 6 more bdrms, convenient 2nd floor laundry, remodelled 4pc bthrm & proper 2nd floor emergency exit. Basement consists of a board room w/a dry bar, 3pc bthrm & plenty of storage. Additional features & upgrades: Fully approved & up to fire code for MB group homes approval. (could be approved for 8 unit) Windows throughout('17) central air ('23) shingles ('17) regular maintenance on heating system. Walking distance to school, public transportation & amenities. Opportunity to buy the corporation & save land transfer tax (only property ever held in corp)

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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