



## 480 Augier Avenue 115 Winnipeg

\$144,900

Affordable, move-in ready, and located in the heart of St. James! Welcome to this B-E-A-U-tifully updated 2-bedroom, 1-bathroom mobile home in Downs Village Park. Priced at just \$144,900, this spacious home offers new flooring throughout, fresh paint, an updated kitchen, and a bright, functional layout ready for a quick possession. Situated on a well-established lot within this quiet, community-oriented park, you'll enjoy affordable monthly park fees of only \$642, which include property taxes, water, garbage pickup, and site maintenance. Conveniently located close to shopping, schools, public transportation, and everyday amenities, this is an excellent opportunity for first-time buyers, downsizers, or anyone seeking low-maintenance living at an affordable price. CSA -428671 / Model -20M / Serial # -W20CMM31746. Don't miss your chance to own this updated home in a fantastic location -- book your private showing today! Offer subject to park approval.

Living Room 19'42 x 12'92  
Eat-In Kitchen 12'92 x 10'58  
Office 11'33 x 8'42  
Storage Room 11'33 x 6'08

Four Piece Bath  
Primary Bedroom 11'92 x 11'08  
Bedroom 9'75 x 10  
Mudroom 7'42 x 11'33

Listing Presented By:



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