



# 1331 Edderton Avenue Winnipeg

\$609,900

Just finished! Brand new contemporary two storey home with a legal secondary suite (Duplex style) on the second floor. Home is located in desirable Fort Garry. Live in one unit and rent the other or Rent both units. Potential rental income of \$3700 Per month. Features approx 2240 sqft of living space with separate utilities and laundry for each unit. The open concept main floor offers a massive living area, a central kitchen with ample modern cabinetry and a dining area perfect for entertaining guests. Lower level features 3 bedrooms, 2 baths, and the laundry area. The second level suite has a separate entry which features 2 bedrooms, 1 full bath, eat in kitchen and a spacious living area with a private balcony. High end finishes used throughout. Upgrades include: Main floor, basement, and second floor features High ceilings, black trims throughout, vinyl plank flooring, H.E furnace, HRV, high efficiency windows and doors, upgraded cabinetry & quartz counter tops, A/C in both units, decks at rear, built on piles and concrete walkway & gravel parking pad at rear. New Home Warranty. Close to all amenities such as shopping, bus service and schooling! Appliances negotiable!

Living Room 14'67 x 13'92  
 Dining Room 13'67 x 14'17  
 Kitchen 13'67 x 13'75  
 Two Piece Bath  
 Primary Bedroom 11'50 x 10  
 Three Piece Ensuite Bath  
 Bedroom 10'08 x 8

Bedroom 10 x 8  
 Four Piece Bath  
 Kitchen 8'17 x 14'25  
 Living Room 18 x 10'25  
 Primary Bedroom 12'67 x 10'75  
 Bedroom 9'25 x 10'33  
 Four Piece Bath

Listing Presented By:



Originally Listed by:  
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