



## 1472 Catharine Avenue Winnipeg

\$229,900

Offers as received. Great investment opportunity or live in one side and let your neighbour pay your mortgage! 1598 sqft, SxS duplex has 2 bedrooms in each unit plus separate access to the basement with separate laundry facilities. Front unit previously rented for \$1200/month and the back unit was rented at \$1400/month. Suite 1 (back) is very well maintained with 2 large bedrooms and 4pc bath up and an eat-in kitchen and large living room on the main floor. Suite 2 (front) has 2 bedrooms, eat in kitchen, living room and 4pc bath all on the main level. Upgrades include shingles, 2019, electrical 2019, furnace and AC 2019, flooring 2019. Fenced backyard with shed and parking for 4-6 vehicles.

Living Room 13 x 13

Kitchen 12 x 10

Mudroom 10 x 7'50

Bedroom 11 x 10

Bedroom 12 x 10

Four Piece Bath

Living Room 13 x 10'50

Kitchen 9 x 6

Breakfast Nook 5 x 6

Four Piece Bath

Bedroom 10 x 8

Bedroom 10 x 8

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