



1486 Pacific Avenue Winnipeg

\$305,900

S/S Now, offer as Rec'd. Situated in a peaceful, family-friendly neighborhood, this spacious home offers both comfort and income potential. Enjoy a private backyard surrounded by a charming wooden fence, perfect for relaxation. The oversized garage provides ample storage space. Inside, you'll find a fully developed basement with a separate side entrance, which can easily be converted into an income unit with potential monthly earnings of \$1000-\$1,200. The interior features an updated kitchen ideal for cooking enthusiasts, along with four bedrooms and two full bathrooms, ensuring ample space for everyone. Recent upgrades include a new roof, furnace, water tank, AC unit, sump pump, and PVC windows, offering modern comforts and efficiency. This contemporary home is perfect for families or as a rental property, whether long-term or short-term. Conveniently located near schools, shopping, dining, and major city routes. Don't miss out-make this your family's sanctuary or a smart investment today! Act now!

Kitchen 11 x 9'10

Living Room 14'50 x 12'10

Foyer 10'11 x 7'50

Primary Bedroom 12'30 x 9'75

Bedroom 11'16 x 9

Bedroom 11'50 x 7

Four Piece Bath

Bedroom 9'60 x 8'11

Recreation Room 14'90 x 13'80

Three Piece Bath

Dining Room 9'11 x 9'10

Listing Presented By:



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