



## 154 Perth Avenue Winnipeg

\$554,900

Very rare opportunity in the super-desirable Scotia Heights neighbourhood! Built by the industry leading Urban Ridge Homes, this impressive duplex is located across the street from a school and is loaded with high end features! Each unit has its own private entrance & separate meters/utilities. The main unit boasts a very functional floor plan and demands a top tier monthly rent. The main floor offers a large custom kitchen w/quartz counter tops, stainless steel appliances, a large island, LED lighting, food storage pantry, half bathroom, a large living area, and formal dining room with luxury vinyl plank flooring throughout! Upstairs you will find a full bathroom, 2nd floor laundry room, & 3 large bedrooms with the primary bedroom featuring a walk-in closet & beautiful ensuite bath! The main unit also features a H/E gas furnace with central AC. The basement suite features a large living room, custom eat-in kitchen w/quartz counters, a full bathroom, in suite laundry, and 2 bedrooms w/ample closet space! The exterior features a very modern design with black granite front yards and concrete walking paths providing very minimal yard maintenance. Proforma available. Inquire today for more details!

Four Piece Ensuite Bath  
Bedroom 9 x 9  
Dining Room 12 x 7'83  
Primary Bedroom 13 x 15  
Bedroom 9 x 9  
Bedroom 8 x 10'75  
Bedroom 8 x 10'75

Kitchen 13 x 10  
Living Room 14 x 10'67  
Four Piece Bath  
Two Piece Bath  
Kitchen 11 x 9  
Living/Dining room 14 x 10  
Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

MichaelWalker@royalpage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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