



# 156 Perth Avenue Winnipeg

\$549,900

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  
Four Piece Bath  
Primary Bedroom 13 x 15  
Bedroom 9 x 9  
Bedroom 9 x 9  
Kitchen 13 x 10  
Dining Room 12 x 7'83  
Living Room 14 x 10'67

Utility Room 6 x 7  
Bedroom 8 x 10'75  
Bedroom 8 x 10'75  
Kitchen 11 x 9  
Four Piece Bath  
Two Piece Bath  
Living/Dining room 14 x 10

Listing Presented By:



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