



# 191 Johnson Avenue Winnipeg

\$399,900

\*THIS IS A PROPER DUPLEX, ALL UTILITIES AND HVAC SEPARATE!\* Welcome to this move-in ready up/down duplex, perfect for investors or multi-family living. This duplex features two 2-bedroom units with potential rents of \$1,525 for the upper unit and \$1,372 for the lower unit. Ideal for earning income or living in one unit while renting out the other. The property offers plenty of parking at the back, and a bus stop is conveniently located at the front door. Close to schools, shopping, and amenities, this is one of the only newer duplexes for sale in the area. Don't miss this great opportunity--schedule your private viewing today!

Bedroom 10 x 9

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Bedroom 9 x 8'50

Bedroom 9 x 9

Kitchen 13 x 15

Kitchen 13 x 11

Dining Room 8 x 8

Dining Room 8 x 8

Living Room 10 x 12

Living Room 10 x 9

Four Piece Bath

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Listing Presented By:



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