



# 194 Bertrand Street Winnipeg

\$217,500

READY TO BUILD! Amazing opportunity to build on this prime vacant 25 x 125 lot in the heart of St Boniface. Plenty of new development taking place in this super desirable area; this could be the perfect opportunity to BUILD YOUR DREAM HOME OR PERFECT RENTAL HOME SCENARIO; FRONT/BACK DUPLEX, SECONDARY SUITE! So many options that could work. This lot is located close to the new rapid transit, shopping, schools and minutes from downtown, great restaurants and most conveniences. \*Seller would prefer buyer to build with Dueck Builders on this lot, but open to selling the lot 'as is' as well.\* Dueck builders is a local home building company that focuses & prides themselves on sustainable building practices, using low VOC products for a healthier and comfortable home. You can have a gorgeous home or profitable rental property and be eco-friendly at the same time! This is an amazing opportunity to have a newly built home in an established area. Call today for more details or with any questions.

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[andrewpenner@royallepage.ca](mailto:andrewpenner@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)