



# 1975 Ross Avenue Winnipeg

\$559,900

Stunning 2-storey home with a legal secondary suite (duplex style) on the second floor boasting vaulted Ceilings and modern design. Larger than other duplexes in the area and located in the neighborhood of Brooklands. Live in one unit and rent the other or Rent both with rental income potential of \$3700. Features approximately 2500 sqft of living space with separate utilities and laundry for each unit. The open concept main floor offers a massive living area, a kitchen with ample modern cabinetry and a dining area perfect for entertaining guests. Lower level features 3 bedrooms, 2 baths, and the laundry area. The second level suite has a separate entry which features 2 bedrooms, 1 full bath, eat in kitchen and a spacious living area with a private deck. High end finishes used throughout. Upgrades include: Main floor, basement, and second floor features 9ft ceilings, black trims throughout, vinyl plank flooring, H.E furnace, HRV, high efficiency windows and doors, upgraded cabinetry & quartz counter tops, A/C in both units, decks at rear, built on piles and concrete walkway at front & gravel parking pad at rear. New Home Warranty. Walking distance from RRC and close to all other amenities! Book Today!

- Living Room 13 x 12
- Dining Room 10'67 x 9'50
- Kitchen 18'83 x 13
- Two Piece Bath
- Primary Bedroom 10 x 10'75
- Three Piece Ensuite Bath
- Bedroom 9'33 x 11
- Bedroom 10'92 x 8

- Four Piece Bath
- Living Room 13 x 13'67
- Kitchen 9'58 x 9'58
- Primary Bedroom 12 x 9'75
- Bedroom 9'75 x 9'25
- Four Piece Bath
- Walk-in Closet

Listing Presented By:



Originally Listed by:  
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