



## 220 Dollard Boulevard Winnipeg

\$629,900

Custom built for owner occupied duplex w/ no expenses spared & all separate utilities. One block from St.B hospital & St.B College. Unit 1 - Owner occupied 3 bdrm 2.5 bthrm (potential rent \$2250 tenant pays all utilities) Step inside to luxury vinyl plank flooring seamlessly throughout, 9' ceilings & large picture window letting in an abundance of natural light through the open concept main floor. Eat in kitchen offers plenty of counter & cabinet space, quartz counters, 40" upper soft close cabinets, pot drawers, under cabinet lighting, pantry, island w/ seating for 3 & all SS appliances inc. Formal dining room w/ large window overlooking your fully fenced backyard w/ interlocking patio, gazebo, turf grass, storage shed, fully fenced & concrete parking pad for 3. 2 pc powder room finishes off the main. Upstairs offers large primary w/ WIC w/ built ins, 3pc ensuite with large quartz vanity & 1pc acrylic walk in shower. 2 additional 2nd floor bdrms, 4pc main bthrm & convenient 2nd floor laundry. Basement suite - Vacant - 1 bdrm 1bthrm (potential rent \$1550 tenant pays utilities) Vinyl plank with dricore subfloor, in-suite laundry and ss appliances. Shows A+. Go to picture 20 for detailed upgrades.

Living Room 11'70 x 17'90  
 Eat-In Kitchen 13'50 x 11'70  
 Dining Room 12'20 x 11'70  
 Two Piece Bath 5 x 5'10  
 Primary Bedroom 11'70 x 12'10  
 Three Piece Ensuite Bath 8'54 x 8  
 Bedroom 8'40 x 11

Bedroom 9'30 x 12'10  
 Four Piece Bath 8'50 x 4'50  
 Living Room 9'50 x 10'40  
 Dining Room 9'50 x 6'70  
 Kitchen 9'50 x 7'40  
 Four Piece Bath 8'90 x 5'20  
 Bedroom 10 x 10'50

Listing Presented By:



Originally Listed by:  
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