



225 Rutland Street Winnipeg

\$559,900

PASSIVE INCOME OPPORTUNITY! Nearly new duplex in the convenient, popular area of St. James. The exterior showcases stucco, high-quality horizontal plank siding, and expansive windows. Inside the main level, oversized windows fill the open-concept living and entertaining space with natural light, complemented by 9-foot ceilings. Both suites feature stylish kitchens equipped with stainless steel appliances, over-the-range microwaves, and convenient bar-top seating. A powder room completes the main floor layout. Downstairs, you'll find three spacious bedrooms, two full bathrooms, and in-suite laundry. The primary bedroom includes its own private ensuite. The upper-level suite is accessed from the rear and boasts vaulted ceilings in the living, dining, and kitchen areas, along with a private balcony, two bedrooms, one full bath, and its own private laundry. Additional highlights throughout include quartz countertops, sleek undermount sinks, smooth flat-finish ceilings, modern pot lighting, and separately metered utilities for each suite. Main floor unit is rented at \$1850 a month. Upper unit is rented at \$1300 a month. Your investment portfolio awaits!

Family Room 10 x 10

Kitchen 10 x 6'42

Bedroom 9'42 x 10'42

Bedroom 8'42 x 7'42

Primary Bedroom 10'73 x 11

Bedroom 8'83 x 10

Bedroom 10'33 x 9'92

Two Piece Bath

Dining Room 10 x 11'37

Kitchen 12'75 x 12'37

Family Room 12 x 15

Three Piece Ensuite Bath

Four Piece Bath

Four Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
derekdaneault@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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