

# 225 Rutland Street Winnipeg

$539,900

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:




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