



## 258 Cathedral Avenue Winnipeg

\$247,000

Welcome to this beautifully updated, turn-key duplex! This property features two spacious 2-bedroom units, each offering updated kitchens and bathrooms for modern comfort. Utilities are fully separated with individual hydro and water, making it an excellent investment opportunity. Currently rented to long term tenants for \$817 & \$1200 per month + utilities, willing to give vacant possession with 60+days notice. Additional upgrades include two hot water tanks, newer shingles, PVC windows, appliances, and convenient in-suite laundry for each unit. Book your showing today!

Kitchen 10'50 x 19'50

Bedroom 9'40 x 10'50

Bedroom 9'60 x 11'40

Three Piece Bath 4'50 x 7

Recreation Room 26'20 x 14'90

Kitchen 10 x 10'60

Bedroom 9 x 10'70

Bedroom 9'30 x 14

Three Piece Bath 5'90 x 6'40

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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