



## 27 Noble Avenue Winnipeg

\$299,900

A fantastic opportunity to own a charming duplex with excellent investment potential. Offering 2,392 square feet of total living space, this property features two self-contained living areas, each with its own entrance. The main floor offers 2 bedrooms, a full 4-piece bath and a bright kitchen. Beautiful wood detailing throughout the main floor adds character and charm. The lower level includes a spacious rec room and generous storage. Upstairs, the second unit features 3 generously sized bedrooms, a functional kitchen, and another full 4-piece bath. This layout is ideal for rental income or extended family living. A double detached garage offers ample storage space to meet your needs. With the right updates, this property presents an incredible opportunity to generate strong returns and build long-term equity.

Foyer 5 x 6'06

Other 8'07 x 10'10

Bedroom 10'09 x 10'09

Bedroom 10'09 x 12'04

Kitchen 10'11 x 13'05

Four Piece Bath 10'10 x 5'09

Dining Room 13'05 x 11'06

Living Room 13'05 x 14'05

Storage Room 26'05 x 12'07

Utility Room 22'11 x 11'08

Recreation Room 28'09 x 11'08

Living Room 24'03 x 14'10

Bedroom 13'10 x 12'02

Bedroom 13'10 x 9

Bedroom 9'07 x 14'03

Kitchen 10'11 x 8'03

Four Piece Bath 8'11 x 5'09

Listing Presented By:



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