



283 Horace Street Winnipeg

\$399,900

Tastefully remodelled duplex with double detached garage and in-suite laundry in both units. Unit 1 - 2 bdrm + bsmt den & 1 bthrm. Rent \$1600 tenant pays heat & hydro. Step inside to open concept living area w/ large mud rm w/ tile flring is open to the living rm w/ pot lighting, laminate flring & picture wndw letting in an abundance of natural light. Dining area leads to the kitchen featuring plenty of counter & cabinet space & all appliances incl. 2 spacious main flr bdrms w/ ample closet space & 4 pc bthrm w/ acrylic tub surround, vinyl flring & large vanity. Fully bsmt that is partially finished with rec rm, den & plenty of storage. Unit 2 - 1 bdrm & 1 bthrm. Rent \$1250 tenant pays heat & hydro - Completely remodelled in 2018 down to the studs w/ new insulation, drywall, refinished hardwood flooring, kitchen cabinets, bathroom, ductless a/c and separate panel for baseboard heat. Additional features & upgrades. Shingles on the house and garage 2017, hi eff furnace, all windows throughout the building 2018-2020, blow in insulation in attic, back flow valve, spray foam insulation in basement, No knob and tube, huge backyard, walking distance to all amenities, St.B hospital and more.

Living Room 13'40 x 22'30

Dining Room 7'50 x 13'70

Kitchen 11'60 x 7'50

Bedroom 8'90 x 11'70

Bedroom 10 x 12'10

Four Piece Bath 5'60 x 7

Recreation Room 4'90 x 6'10

Two Piece Bath 8'50 x 19'30

Living Room 11'30 x 16'70

Eat-In Kitchen 11'40 x 12

Four Piece Bath 6 x 7

Bedroom 10'30 x 10'60

Listing Presented By:



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