



## 298 Queen Street Winnipeg

\$599,900

Brand new Two storey home with a legal secondary suite (duplex style) with oversized heated garage/shop (20ftx30ft) space at the rear with additional parking behind garage. Home is conveniently located in desirable St James and is close to many amenities and is situated on a large 25x152ft lot. Home is nearing completion and quick possession is available. Live in one unit and rent the other or Rent both units for great rental income. Features approx 2350 sqft of living space with separate utilities and laundry for each unit. Main floor offers a living area, a central kitchen with ample modern cabinetry and a dining area perfect for entertaining guests. The second level features 3 bedrooms, 2 full baths, and laundry area. Lower level suite features 2 bedrooms, 1 baths, living room and kitchen area, as well separate laundry. Top quality finishes used throughout. Upgrades include: Black trims throughout, vinyl plank flooring, H.E furnace, HRV, high efficiency windows and doors, upgraded cabinetry & quartz counter tops, Main unit central A/C, Existing Cement driveway behind garage. New Home Warranty. Close to all amenities such as shopping, bus service and schooling! Appliances negotiable!

Living Room 13'08 x 15'17

Dining Room 12'33 x 12'08

Kitchen 13'17 x 12'33

Two Piece Bath

Primary Bedroom 15 x 12'17

Four Piece Ensuite Bath

Walk-in Closet 8 x 6

Four Piece Bath

Bedroom 8'25 x 8'17

Primary Bedroom 11'50 x 9'25

Eat-In Kitchen 15 x 8'67

Living Room 11'17 x 11'17

Laundry Room

Four Piece Bath

Bedroom 10'50 x 9'33

Bedroom 9'42 x 9'33

Laundry Room

Listing Presented By:



Originally Listed by:  
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