



## 306 Martin Avenue Winnipeg

\$524,900

SS NOW, OTP Anytime. Welcome to this modern designed two-story duplex, offering modern finishes, efficient layouts, and turnkey comfort. Each home features sleek quartz countertops, contemporary cabinetry, vinyl plank flooring and a spacious layout that's perfect for everyday living. The main floor and basement unit offers a spacious 3 bedroom, 2.5 bathroom floor plan. A modern kitchen with roomy breakfast bar, large dining space, living room and 2 piece bath complete the main floor. The basement is finished with 3 bedrooms and 2 full bathrooms, including private primary suite with ensuite bath and ample storage/laundry. The 2nd floor unit features a bright and functional 2 bedroom, 1 bathroom layout ideal for guests, extended family, or rental income. With modern construction quality, stylish finishes, and versatile living options, this duplex is an excellent opportunity for owner-occupants or investors alike. Each suite comes equipped with its own A/C, utility meters, HRV's and heating sources for comfort and efficiency. A piled concrete foundation & concrete walkway offer long term peace of mind and amazing income potential of over \$3200/month for a potentially strong ROI, call today to view!!!

Primary Bedroom 9'33 x 10'08

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Four Piece Bath

Eat-In Kitchen

Living Room 12'83 x 11

Two Piece Bath

Kitchen

Dining Room 10'75 x 8'25

Living Room 10'75 x 15'17

Primary Bedroom 10

Bedroom 10 x 7'75

Bedroom 10 x 8'17

Three Piece Ensuite Bath

Four Piece Bath

Listing Presented By:



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