



307 Victoria Avenue Winnipeg

\$569,900

Welcome to 307 Victoria Ave E. Tastefully finished 2-storey home with a legal secondary suite in the basement (Duplex). Located in desirable East Transcona and is close to many amenities and is situated on a larger than average 27x100ft lot. Home is complete and ready for its new owner! Live in one unit and rent the other or rent both units with a potential rental income of approximately \$3800. This home features a total of 2375 sqft of living space with separate utilities and laundry for each unit. Main floor offers a living area, 2 Piece bath, dining area perfect for entertaining guests, large kitchen with modern cabinetry, Quartz countertops and an ample amount of storage space. Second level is carpeted and features 3 beds, 2 full baths, and laundry area. Lower level suite features 2 bedrooms, 1 bath, living room, kitchen area with basement appliances INCLUDED. Top quality and modern finishes used throughout. No cost has been spared throughout this entire build! Central A/C in main unit as well as a fully landscaped front and rear yard. Cement side walks as well as rear stairs included! Don't miss this great opportunity! New Home Warranty. Close to all Amenities!

Living Room 16'08 x 15'08

Dining Room 10 x 14'83

Kitchen 12'67 x 13'92

Two Piece Bath

Primary Bedroom 13'92 x 12'92

Four Piece Ensuite Bath

Walk-in Closet 7 x 5'58

Bedroom 9'92 x 12'25

Bedroom 10'50 x 11'17

Four Piece Bath

Laundry Room

Eat-In Kitchen 13'42 x 14'92

Living Room

Bedroom 9'42 x 11'42

Bedroom 10'25 x 12'17

Laundry Room

Listing Presented By:



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