



## 310 Cathedral Avenue Winnipeg

\$219,900

Cash flowing duplex. Building upgrades & features: Full high and dry basement, 2 high eff furnaces, 2 hot water tanks (1 newer), 2 newer electrical panels, plenty of storage, some newer windows & aluminum soffit fascia and eaves. Unit 1 - \$771 - Tenant pays hydro, gas and water, 1 bedroom 1 bathroom, in-suite laundry, newer kitchen cabinets, and counters. Unit 2 - \$1275 - tenant pays hydro, gas and water. 2 bedroom 1 bathroom. Hardwood floors throughout, crown moulding, remodelled bathroom, newer cabinets and counters. Opportunity to develop the basement and add rental income to unit 2. Showing Tue & Thur 5-7pm and Sunday 12-5 No exceptions. Contact your realtor for proforma or inquire.

Living Room 11'08 x 10'33  
Dining Room 11'67 x 9'50  
Eat-In Kitchen 9'33 x 9'33  
Primary Bedroom 13'33 x 11'25  
Bedroom 11'75 x 9  
Four Piece Bath

Eat-In Kitchen 10'50 x 9'50  
Three Piece Bath  
Bedroom 10'67 x 9  
Bedroom 9'17 x 9  
Den 16'25 x 14'42  
Utility Room 31'17 x 17'08

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royallepage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca