



## 315 Rutland Street Winnipeg

\$389,900

Development/Investment opportunity! 50' x 100' "double lot" with house to one side. House is renovated & shows well. With just over 900 Sq ft, 3 bedroom/2 full bath. Good for a rental while a subdivision is done. Buyers to do their own due diligence in regards to any subdivision. Great St. James Location.

Bedroom 9'34 x 7'95

Bedroom 9'48 x 11'49

Kitchen 11'02 x 6'68

Living Room 11'56 x 11'71

Bedroom 9'41 x 15

Mudroom 8 x 9

Four Piece Bath

Three Piece Bath

Listing Presented By:



Originally Listed by:  
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