



480 Augier Avenue 317 Winnipeg

\$99,900

Affordable opportunity in the Downs Village Park Community. This mobile home features 3 good size bedrooms, 1 bath, a spacious living room, eat-in kitchen, and a versatile den that can easily adapt to your needs, whether as a office, craft room, or a comfortable space to relax. As you head outside you'll find a deck, shed and a fenced yard backing onto greenspace. Park fees include property taxes & water to keep monthly expenses manageable. Site maintenance, garbage and recycling are also included. With a little TLC and your personal touch, this property offers great potential. Central Air, updated shingles, Pet friendly. Book your showing today.

Living Room 16'67 x 11'17

Kitchen 14 x 11'25

Primary Bedroom 12'58 x 8'50

Bedroom 11'33 x 7'50

Bedroom 10'25 x 9'25

Den 11'50 x 8

Four Piece Bath

Listing Presented By:



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