



321 St John's Avenue Winnipeg

\$289,500

Welcome to a terrific opportunity to invest or settle into a family-friendly 1 1/2 storey home, an excellent investment property that currently generates strong rental income at \$1,799/month, featuring 3 bedrooms, 2 bathrooms, and 1,613 sqft of living space. The main floor boasts a bright and spacious living room, dining room, an updated kitchen with appliances, two generously sized bedrooms, and a cozy office space ideal for working from home. The second floor is dedicated to a large primary bedroom with a flex space for a sitting area or home office, and an updated 3-piece ensuite. The finished basement offers a recreation room, workshop, and large utility room. Outside, you'll find a spacious backyard on a 44 x 155 lot, along with a double detached garage with front drive access, providing ample parking and storage space. Additional updates include a 200-amp electrical service and shingles 2022. This home provides easy access to shopping, schools, parks, and transportation, making it an ideal location for families. Don't miss this excellent investment opportunity--book your showing today!

Living Room 15 x 10'10

Dining Room 12 x 12

Kitchen 12 x 13

Office 9 x 7

Bedroom 10 x 10

Bedroom 10 x 11'50

Four Piece Bath

Primary Bedroom 20 x 10

Loft 13 x 14

Three Piece Ensuite Bath

Recreation Room 17 x 10

Workshop 25 x 11'25

Utility Room 23 x 13

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

nannetemiles@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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