



## 360 Polson Avenue Winnipeg

\$239,900

Showings start now. Offers as rec. Calling all builders, flippers, investors, equity builders; opportunity is knocking! A rock solid, 863 sqft, 2 bedroom, 1 bathroom, bungalow home in West Kildonan with great potential to; RENOVATE - to build some equity & move in, or FLIP & sell it to make some profit, or just use as a large cash making RENTAL property to add to the portfolio; the call is yours! Home has some great features including; a fantastic layout, lots of large newer pvc windows allowing great light in, huge kitchen space, a full dining and living room as well as a newer metal roof too. Outside is home to a great fully fenced yard space, as well as a huge newer double garage perfect for parking, extra storage & even a workshop space. The home & property are really solid but is in need of some cosmetic TLC & work to make it shine again. Lots of ways to make this property make you money. Home is easy to show, so book your appointment today and let the renovation plans begin!

Living Room 19'25 x 8'92

Dining Room 9'17 x 8'83

Kitchen 13 x 12'25

Primary Bedroom 13 x 8'75

Bedroom 9'17 x 8'67

Porch 12'83 x 5'92

Four Piece Bath

Recreation Room 27 x 8'50

Den 15'08 x 7'33

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
andrewpenner@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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