



371 St John's Avenue Winnipeg

\$229,900

Well-maintained duplex offering a fantastic investment or owner-occupied opportunity with income potential. Unit 2 features 3 bedrooms and 1 full bath with a bright, functional layout including a comfortable living area and a spacious eat-in kitchen with plenty of counter and cabinet space. The 4-piece bathroom includes an acrylic tub with surround, large vanity, and durable tile flooring. Three well-sized bedrooms complete the unit, including a loft-style primary bedroom with a walk-in closet providing excellent storage and character. Unit 1 offers a practical 1 bedroom, 1 bath layout offering a spacious kitchen with room for dining, a comfortable living area, and a well-proportioned bedroom. The property also features a full basement with laundry, adding convenience and additional storage space. Great opportunity for investors or buyers looking to offset their mortgage with rental income. Additional upgrades include furnace, some windows, hwt and more.

Eat-In Kitchen 9'70 x 15'60

Living Room 10'40 x 14'80

Bedroom 11'20 x 11'40

Four Piece Bath 10'70 x 4'20

Living Room 9 x 13'10

Eat-In Kitchen 9'20 x 11'80

Four Piece Bath 7'10 x 7'80

Bedroom 7'80 x 11'20

Bedroom 9 x 12'70

Bedroom 12'40 x 18'90

Listing Presented By:



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